



## STAFF REPORT

Planning Commission Meeting: June 29, 2020

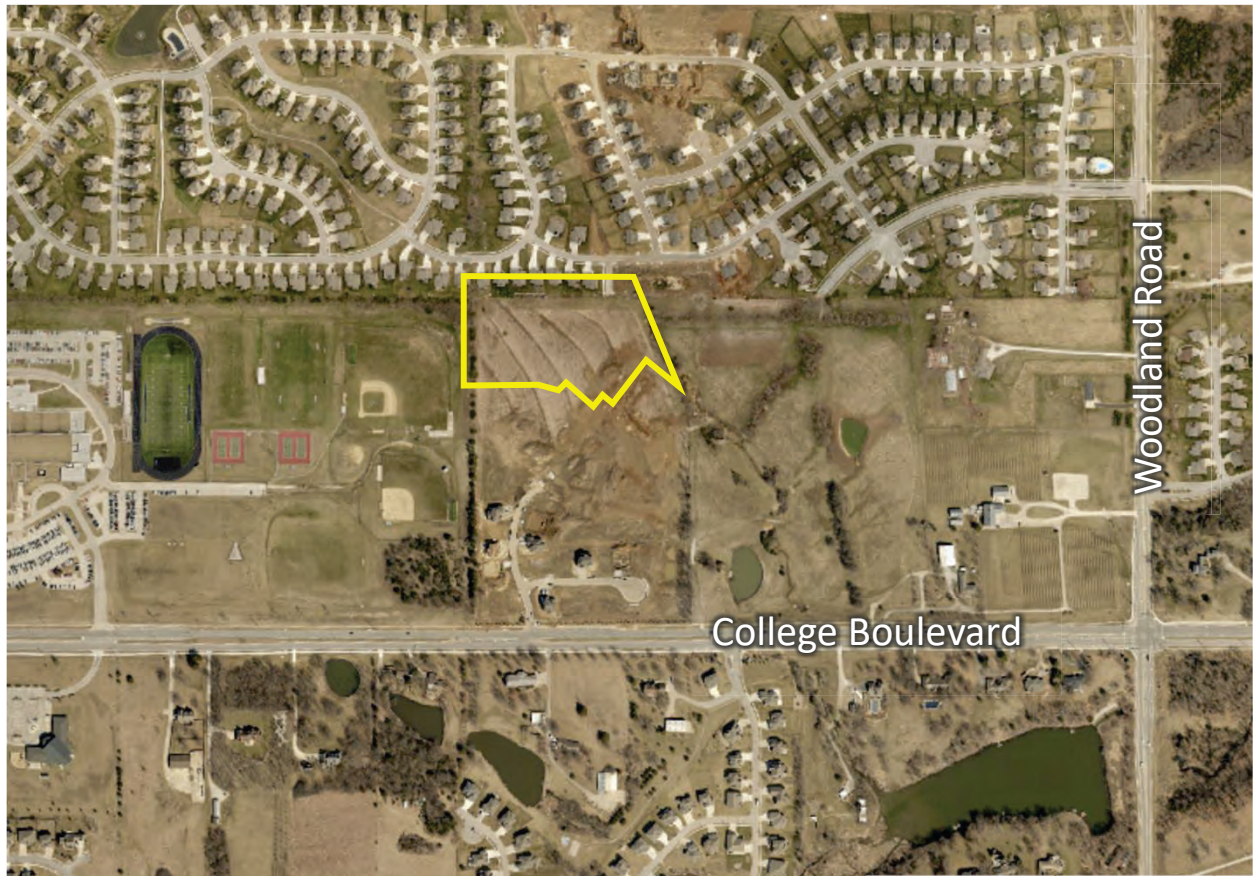
<b>Application:</b>	<b>FP20-0009, Final Plat, Cedar Ridge Reserve, Third Plat</b>		
<b>Location:</b>	Northwest of College Boulevard and Woodland Road		
<b>Applicant/Owner:</b>	Tom Bickimer, Bickimer Construction, Inc.		
<b>Engineer:</b>	Tim Tucker, Phelps Engineering, Inc.		
<b>Staff Contact:</b>	Kim Hollingsworth, AICP, Senior Planner		
<b>Site Area:</b>	<u>6.14± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family</u>
<b>Lots:</b>	<u>14</u>	<b>Current Zoning:</b>	<u>R-1 (Residential Single-Family) District</u>
<b>Tracts:</b>	<u>1</u>		

### 1. Introduction:

The following item is a request for a final plat for the Cedar Ridge Reserve, Third Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. The approximately 6.1-acre property was rezoned to the R-1 (Residential Single-Family) District and a preliminary plat was approved in August 2017 (RZ-17-008).

### 2. Plat Review:

- a. **Lots/Tracts** – The plat includes 14 lots and one common tract and is consistent with the layout of the preliminary plat. The single-family lots range in size from 10,080 to 18,708 square feet with an average lot size of 13,500 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tract is intended to contain drainage areas, and open space that will be owned and maintained by the Homes Association.
- b. **Public Utilities** – The subject property is located within the WaterOne water and Johnson County Wastewater sewer service area. Several easements including Utility Easements (U/E), Sanitary Sewer Easements (S/E), and a Tree Preservation Easement (TP/E) will be dedicated with this final plat. A 100-foot wide powerline easement for Every extends along the eastern plat boundary.



*Aerial View of the Subject Property*

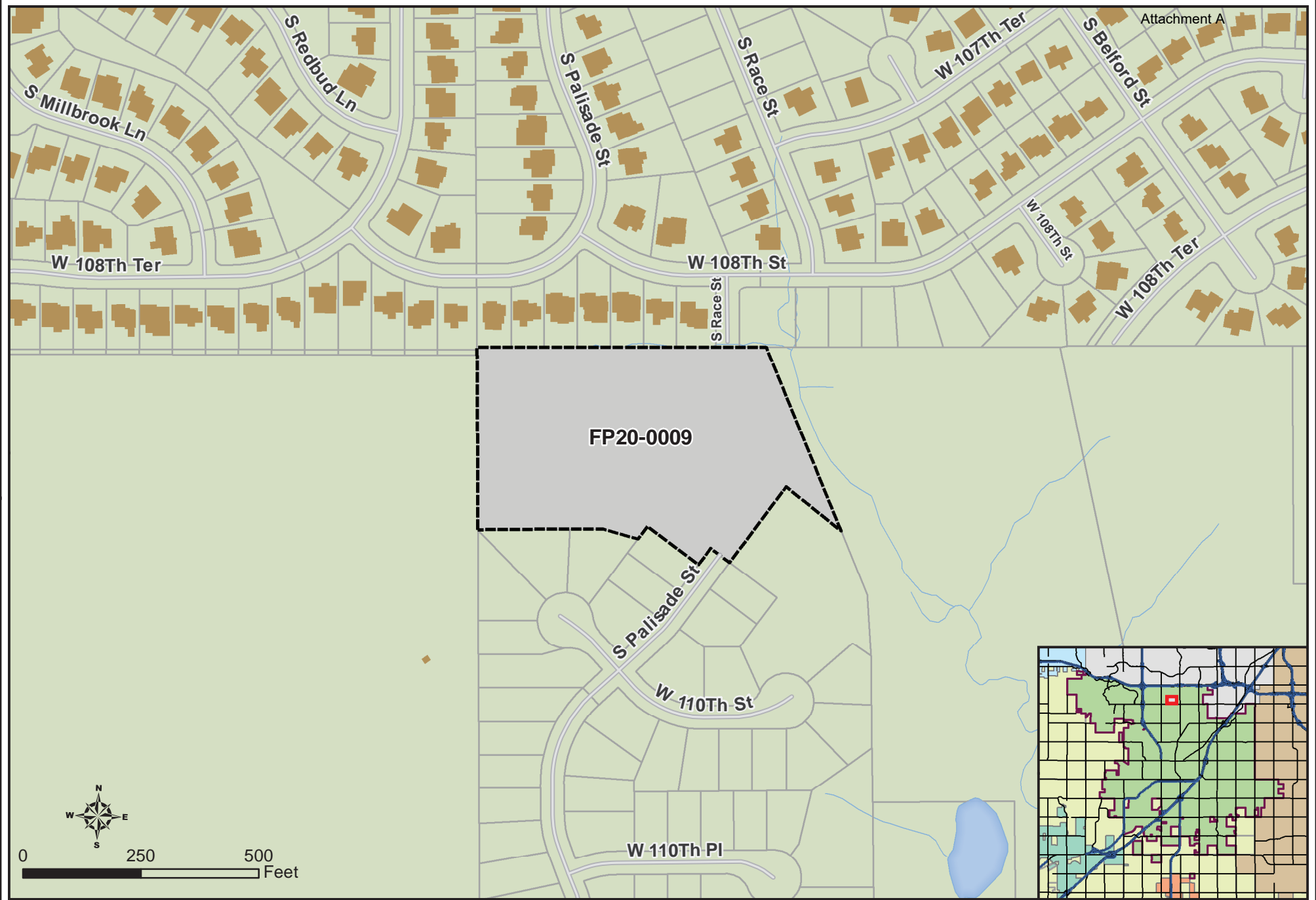
- c. **Streets/Right-of-Way** – Access to the third phase of Cedar Ridge Reserve will be provided primarily from Palisade Street. Additional right-of-way will be dedicated for Race Street which provides a connection to the Prairie Point and Woodland Manor subdivisions to the north. Sidewalks will be provided on one side of all local streets and on both sides of collector roadways within the platted area.
- d. **Stormwater/Detention** – The final plat will be required to meet Title 17 requirements and the HOA agreement regarding the maintenance of the stormwater quality BMP's must be provided to staff prior to recording of the plat.
- e. **Landscaping** – Street trees will be provided along all local and collector streets within the platted area. A tree preservation easement is dedicated along the west boundary of the plat to preserve a line of mature trees that separates the subdivision from the school district property to the west.

### **3. Staff Recommendation:**

Staff recommends approval of FP20-0009 with the following stipulations:

1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.

2. A copy of the HOA agreement that describes maintenance obligations of the post construction stormwater quality BMP's must be provided prior to recording of the final plat.
3. A street tree plan must be approved prior to recording the of the final plat in accordance with the requirements of UDO 18.30.130.
4. Tree preservation fencing must be installed around all Tree Preservation Easements in accordance with UDO 18.30.240.E.
5. All new on-site wiring and cables must be placed underground.
6. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.



User: JaredMD  
Date: 6/24/2020

# CEDAR RIDGE RESERVE, 3RD PLAT FP20-0009





# FINAL PLAT OF CEDAR RIDGE RESERVE, THIRD PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER  
SECTION 11, TOWNSHIP 13 SOUTH, RANGE 23 EAST,  
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

## LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 11, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 11; thence N 2°17'47" W, along the West line of the Southeast Quarter of said Section 11 and along the West plat line of CEDAR RIDGE RESERVE, SECOND PLAT and the East plat line of PLC AT OWNERS all being platted subdivisions of land in the City of Olathe, Johnson County, Kansas, a distance of 850.82 feet to the point of beginning; thence continuing N 2°17'47" W, along the West line of the Southeast Quarter of said Section 11 and along the East plat line of said PLC AT OWNERS and the East plat line of PRAIRIE POINT, FOURTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 385.90 feet to the Southwest plot corner of PRAIRIE POINT, FIFTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 87°50'45" E, along the South plat line of said PRAIRIE POINT, FIFTH PLAT, and the South plat line of WOODLAND MANOR, THIRD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 612.74 feet; thence S 24°09'31" E, a distance of 419.35 feet to the Northeast plot corner of said CEDAR RIDGE RESERVE, SECOND PLAT; thence along the Northerly plat line of said CEDAR RIDGE RESERVE, SECOND PLAT, for the following eight (8) courses; thence N 57°02'50" W, a distance of 140.00 feet; thence S 34°50'02" W, a distance of 200.00 feet; thence N 55°04'58" W, a distance of 50.00 feet; thence S 34°50'02" W, a distance of 43.36 feet; thence N 59°04'58" W, a distance of 135.00 feet; thence S 34°50'02" W, a distance of 33.10 feet to the point of beginning; thence N 76°34'51" W, a distance of 87°42'13" W, a distance of 266.49 feet to the point of beginning, containing 6.1427 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CEDAR RIDGE RESERVE, THIRD PLAT".

## DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby agree to relocate, at their expense, the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TPZE". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the home association shall be responsible for the maintenance of the tree preservation easement, including mowings, liars, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of surface drainage facilities, including manholes, liars, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduit, water, gas, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over, and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

Tract "E" shall be owned and maintained by the CEDAR RIDGE RESERVE Homes Association. Said tract is intended to be used for storm water detention and storm water quality BMP's.

## CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

## EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors have caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Tom Bickner, President

## ACKNOWLEDGMENT

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Tom Bickner of Bickner Construction, Inc., a Kansas Corporation, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

## APPROVALS

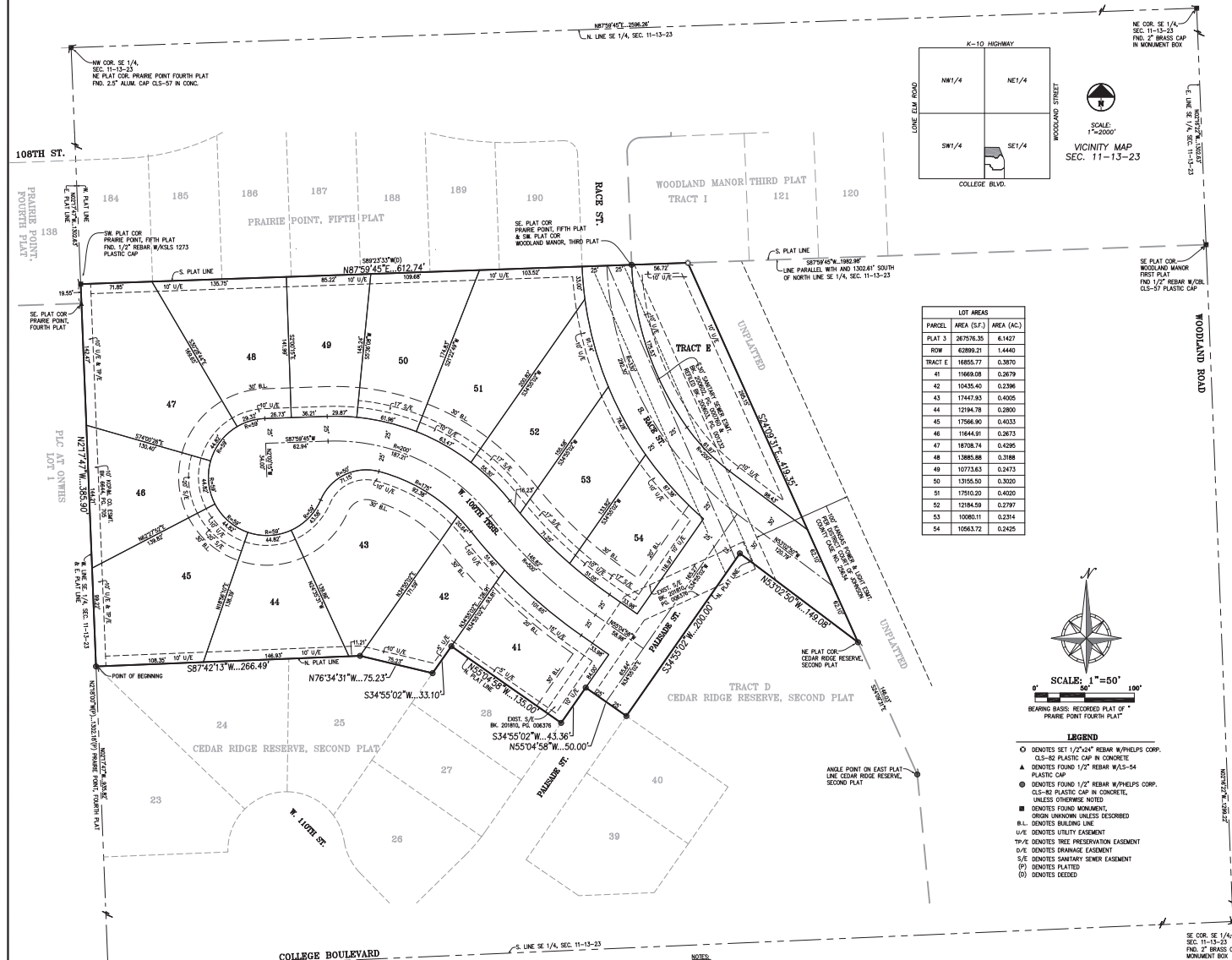
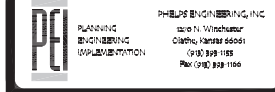
Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: C.S. Vokes

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayer: Michael E. Copeland Attest: City Clerk: Brenda D. Long

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2019, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



PARCEL	AREA (S.F.)	AREA (AC.)
PLAT 3	267576.35	6.1427
ROW	62899.21	1.4440
TRACT E	16665.77	0.3870
41	11669.08	0.2679
42	17447.83	0.4005
43	17447.83	0.4005
44	17564.90	0.4033
45	1644.91	0.2673
46	18708.74	0.4295
47	13865.88	0.3188
48	10773.63	0.2473
49	13155.50	0.3020
50	7750.20	0.1770
51	17948.58	0.4077
52	10085.11	0.2314
53	10663.72	0.2425



- LEGEND**
- DENOTES SET 1/2" REBAR W/PHILIPS CAP. CLS-82 PLASTIC CAP IN CONCRETE.
  - ▲ DENOTES FOUND 1/2" REBAR W/LS-54 PLASTIC CAP.
  - DENOTES FOUND 1/2" REBAR W/PHILIPS CAP. CLS-82 PLASTIC CAP IN CONCRETE, UNLESS OTHERWISE NOTED.
  - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED.
  - B.L. DENOTES BUILDING LINE.
  - U/E DENOTES UTILITY EASEMENT.
  - TPZE DENOTES TREE PRESERVATION EASEMENT.
  - D/E DENOTES DRAINAGE EASEMENT.
  - S/E DENOTES SANITARY SEWER EASEMENT.
  - (P) DENOTES PLATTED.
  - (C) DENOTES DECEDED.

- NOTES:**
1. PER TITLE 17 SECTION 17.16(B)(C), THE FINAL PLAT AND HOA DEED RESTRICTIONS SHALL PROVIDE NOTICE OF STORMWATER QUALITY BMP'S, OTHER FACILITY PRESENCE AND MAINTENANCE OBLIGATIONS; THE DEED RESTRICTION SHALL BE RECORDED WITH THE JOHNSON COUNTY CONJUNCT OR PRIOR TO RECORDING OF THE FINAL PLAT.
  2. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
  3. ALL ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS MUST BE PLACED IN THE REAR YARD.
  4. SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.