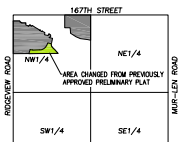

SCALE: 1"=2000'

VICINITY MAP
SEC. 19-14-24

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
47	12906.29	0.2963	61	8583.69	0.1971	75	10190.63	0.2342	89	9205.86	0.2113	103	12572.51	0.2886	BNDY-WEST	1197043.19	27.4803
48	9104.04	0.2090	62	8405.33	0.1930	76	10012.05	0.2298	90	11977.47	0.2748	104	8557.08	0.1965	PLAT 1	722147.35	16.5782
49	8563.88	0.1971	63	11300.65	0.2594	77	8992.21	0.1995	91	11930.19	0.2739	105	10200.00	0.2342	TRACT E	13136.87	0.3016
50	8780.19	0.2016	64	14645.03	0.3362	78	8413.38	0.1931	92	9656.58	0.2217	106	11766.13	0.2701	TRACT E	16451.01	0.3777
51	9211.57	0.2115	65	8399.47	0.1928	79	8411.99	0.1931	93	9690.72	0.2225	107	11746.66	0.2697	TRACT F	1864.90	0.0428
52	9472.90	0.2175	66	8400.03	0.1928	80	9448.93	0.2169	94	11127.67	0.2555	108	10749.86	0.2468	TRACT G	10357.41	0.2378
53	9745.76	0.2237	67	8492.01	0.1949	81	10101.92	0.2319	95	11184.29	0.2568	109	17392.40	0.3993	TRACT H	26905.30	0.6177
54	8732.61	0.2005	68	11538.54	0.2649	82	9417.21	0.2162	96	12260.27	0.2815	110	11972.55	0.2749	TRACT I	2124.86	0.0488
55	15496.48	0.3558	69	10088.65	0.2331	83	9438.84	0.2167	97	22421.84	0.5147	111	14211.64	0.3263	TRACT J	16083.21	0.3692
56	9760.49	0.2241	70	11257.06	0.2584	84	16803.49	0.3858	98	12924.18	0.2967	112	8400.00	0.1928			
57	9017.14	0.2185	71	11460.67	0.2631	85	12308.94	0.2827	99	18585.60	0.4267	113	8400.00	0.1928			
58	9488.19	0.2178	72	8786.45	0.2017	86	10118.47	0.4389	100	13468.37	0.3091	114	8400.00	0.1928			
59	9108.70	0.2091	73	10235.56	0.2350	87	9074.81	0.2083	101	11632.04	0.2670	115	9808.73	0.2252			
60	8780.32	0.2016	74	10830.80	0.2486	88	12208.42	0.2803	102	12840.34	0.2948	BNDY-EAST	617824.90	14.1833			

LEGEND

- L/E — DENOTES LANDSCAPE EASEMENT
- ST/E — DENOTES STREET EASEMENT
- B/L — DENOTES BUILDING LINE
- U/E — DENOTES UTILITY EASEMENT
- TP/E — DENOTES TREE PRESERVATION EASEMENT
- DENOTES EXISTING SIDEWALK
- DENOTES PROPOSED SIDEWALK
- DENOTES EXISTING FENCE
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER LINE
- DENOTES EXISTING SANITARY SEWER LINE
- DENOTES PROPOSED SANITARY SEWER LINE
- DENOTES EXISTING WATER LINE
- DENOTES PROPOSED WATER LINE
- DENOTES EXISTING TREELINE
- DENOTES AREA CHANGED FROM PREVOUSLY APPROVED PRELIMINARY PLAT

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S 2°25'06" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 858.27 FEET; THENCE N 80°19'45" W, A DISTANCE OF 105.96 FEET; THENCE N 84°29'42" W, A DISTANCE OF 243.09 FEET; THENCE N 69°03'23" W, A DISTANCE OF 168.34 FEET; THENCE N 80°10'48" W, A DISTANCE OF 222.75 FEET; THENCE N 09°13'17" W, A DISTANCE OF 37.28 FEET; THENCE N 2°35'36" W, A DISTANCE OF 149.97 FEET; THENCE S 85°17'46" W, A DISTANCE OF 194.93 FEET; THENCE N 2°35'36" W, A DISTANCE OF 435.06 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE N 87°24'24" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 886.31 FEET TO THE POINT OF BEGINNING, CONTAINING 14.1833 ACRES, MORE OR LESS, SUBJECT TO THAT PART IN STREETS AND ROADS.

TOGETHER WITH:

ALL THAT PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S 2°25'15" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 211.39 FEET TO THE POINT OF BEGINNING; THENCE N 87°57'00" E, A DISTANCE OF 230.93 FEET; THENCE S 17°00'00" E, A DISTANCE OF 42.12 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 73°07'18" E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 63.06 FEET; THENCE N 87°57'00" E, A DISTANCE OF 141.07 FEET; THENCE S 12°30'00" W, A DISTANCE OF 70.27 FEET; THENCE S 70°30'00" E, A DISTANCE OF 110.90 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 19°29'43" E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 120.17 FEET; THENCE N 67°12'00" E, A DISTANCE OF 45.00 FEET; THENCE S 59°06'00" E, A DISTANCE OF 107.70 FEET; THENCE S 61°36'00" E, A DISTANCE OF 152.81 FEET; THENCE S 23°11'57" E, A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 66°48'12" E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 84.82 FEET; THENCE N 74°00'00" E, A DISTANCE OF 38.00 FEET; THENCE S 64°30'00" E, A DISTANCE OF 96.00 FEET; THENCE S 11°24'00" W, A DISTANCE OF 79.42 FEET; THENCE S 79°12'00" E, A DISTANCE OF 121.37 FEET; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 79°47'43" E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 209.25 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 30.64 FEET; THENCE S 79°12'00" E, A DISTANCE OF 114.80 FEET; THENCE S 10°48'00" W, A DISTANCE OF 211.30 FEET; THENCE S 13°13'44" E, A DISTANCE OF 67.45 FEET; THENCE S 41°39'27" E, A DISTANCE OF 56.22 FEET; THENCE S 50°27'23" E, A DISTANCE OF 121.35 FEET; THENCE S 41°40'05" E, A DISTANCE OF 144.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S 87°24'28" W, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1525.02 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE N 2°03'16" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1113.50 FEET TO THE POINT OF BEGINNING, CONTAINING 27.4803 ACRES, MORE OR LESS, SUBJECT TO THAT PART IN STREETS AND ROADS.

SITE DATA TABLE:

GROSS AREA	41.6639 ACRES
PHASE 1 (APPROVED)	16.5783 ACRES
PHASE 2 & 3 (PROPOSED)	25.0856 ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	115
PHASE 1 (APPROVED)	46
PHASE 2 & 3 (PROPOSED)	69
PHASE 2 LOTS 47-81	35
PHASE 3 LOTS 82-115	34
PROPOSED NUMBER OF TRACTS	10
PHASE 1 (APPROVED)	3
PHASE 2 & 3 (PROPOSED)	5
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	2.8 LOTS PER ACRE

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON MAY2008 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO, LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
3. ALL LOTS ARE TO MEET OR EXCEED THE MINIMUM 60 FOOT LOT WIDTH PER R-1 BULK REGULATIONS.
4. FRONT YARD UTILITIES FOR LOTS 75-81.
5. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
6. EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
7. ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS SHALL BE PLACED IN THE REAR YARD.
8. TRACTS A, B, C AND H SHALL BE LANDSCAPE EASEMENTS OR "L/E".
9. TRACTS A, B, C, D, E, F, G, H, I AND J SHALL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
10. STONEBRIDGE SOUTH, FIRST PLAT WAS APPROVED BY FP21-0041.
11. LINDENWOOD DRIVE IMPROVEMENTS TO BE CONSTRUCTED BY THE FIRST ADJACENT PROPERTY TO DEVELOP PER AGREEMENT RECORDED IN BOOK 202312 AT PAGE 000314 WITH ADJACENT PROPERTY OWNERS.
12. TRACT D AND E IS DESIGNATED FOR OPEN SPACE AND FUTURE DEVELOPMENT TO INCLUDE LOTS AND STREET RIGHT-OF-WAY TO BE DEDICATED AS A CONNECTION FOR DEVELOPMENT TO THE SOUTH.
13. SIDEWALKS ALONG 167TH STREET WILL BE CONSTRUCTED BY THE CITY OF OLATHE WITH FUTURE IMPROVEMENTS.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS 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.

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0109G, AND DATED AUGUST 3, 2009.

OWNER/DEVELOPER:
STONEBRIDGE LAND & CATTLE, LLC
9550 DICE LANE
LENEXA, KS 66215
(913) 851-0347

ENGINEER/APPLICANT:
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N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

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REVISED PRELIMINARY PLAT
STONEBRIDGE SOUTH
CITY OF OLATHE, JOHNSON COUNTY, KANSAS
167TH STREET & RIDGEVIEW ROAD

No.	Date	Revisions:	By / App.
1.	1/16/24	REVISED PER CITY COMMENTS	DAG TJT
2.	2/2/24	REVISED PER CITY COMMENTS	DAG TJT

PROJECT NO. 230949
DATE: 11/30/23
DRAWN: DAG
CERTIFICATE OF AUTHORIZATION NO. E-1242 EXPIRES: 12-31-25
CERTIFICATE OF AUTHORIZATION NO. LA2011396 EXPIRES: 12-31-2025

SHEET 1 OF 1

\\PHELPS-SERVER\Projects\P\230949\Dwg\Preliminary\PD1.PRE PLAT.dwg Layout:1 Feb 02, 2024 - 1:36pm DAVE CAMDEN