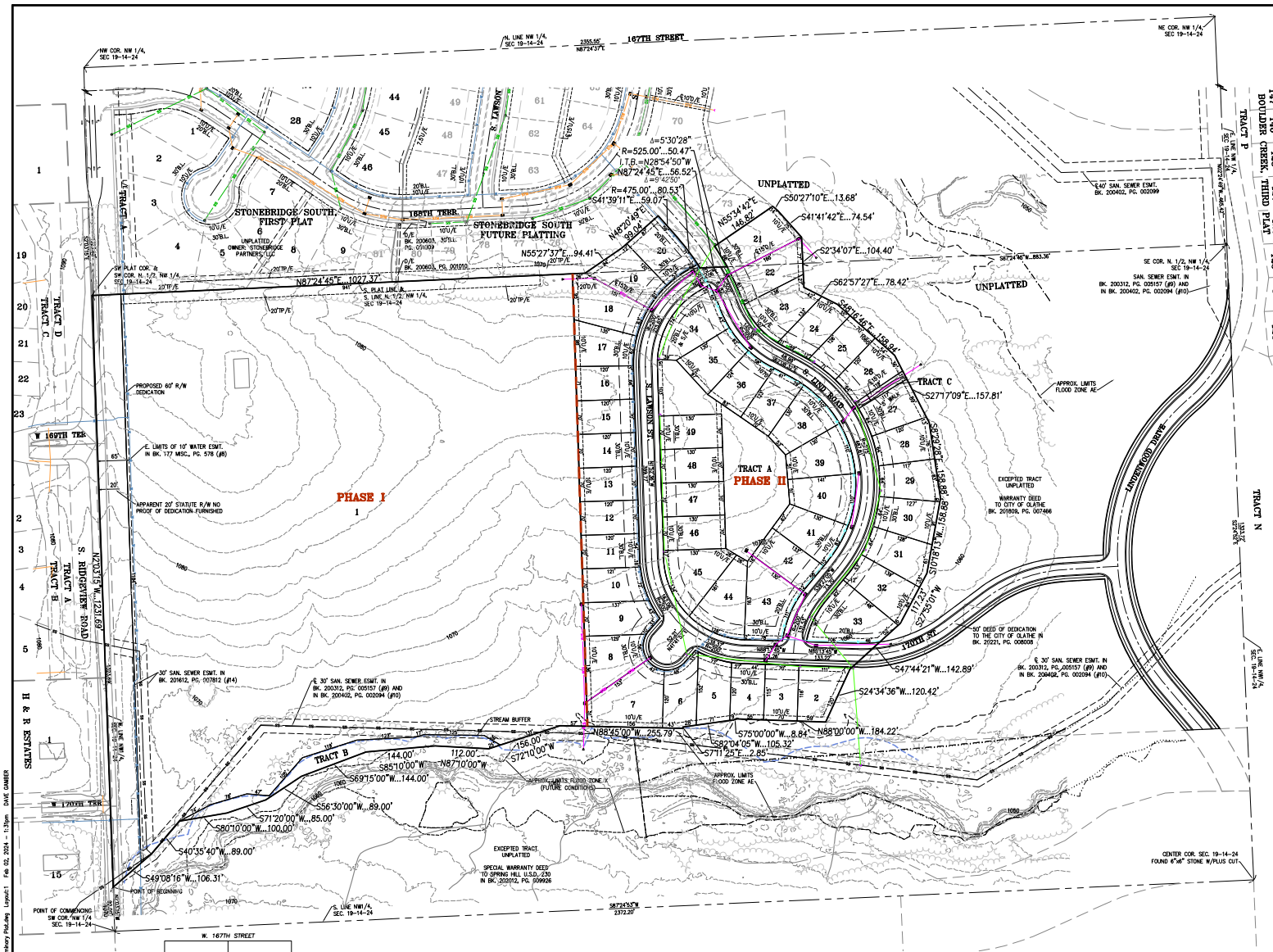

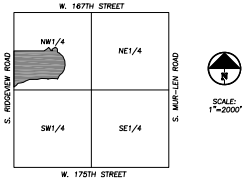

VICINITY MAP
SEC. 19-14-24

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.)
1	937418.69	21.5202	11	8403.30	0.1929	21	11894.20	0.2731	31	10539.11	0.2419	41	10686.16	0.2453	ROW	113915.49	2.6151
2	9666.43	0.2219	12	8400.00	0.1928	22	10574.11	0.2427	32	11068.02	0.2541	42	9211.07	0.2115	ROW EAST	83657.59	1.9205
3	8076.69	0.1854	13	8400.00	0.1928	23	11129.40	0.2555	33	14888.81	0.3418	43	14205.69	0.3261	ROW RIDGEVIEW	72413.97	1.6624
4	8102.28	0.1860	14	8400.00	0.1928	24	9221.02	0.2117	34	12798.15	0.2938	44	12603.81	0.2893	TRACT A	41819.66	0.9600
5	9397.87	0.2157	15	8400.00	0.1928	25	8490.43	0.1949	35	9889.50	0.2270	45	12568.63	0.2885	TRACT B	15874.58	0.3644
6	9350.10	0.2146	16	8453.34	0.1941	26	9348.05	0.2146	36	9082.91	0.2085	46	9100.00	0.2089	TRACT C	1930.02	0.0443
7	16294.52	0.3741	17	9919.49	0.2277	27	8938.14	0.2052	37	8912.83	0.2046	47	9100.00	0.2089			
8	11942.23	0.2742	18	12543.18	0.2880	28	9095.40	0.2088	38	10709.62	0.2459	48	9100.00	0.2089			
9	10131.48	0.2326	19	10695.10	0.2455	29	9305.83	0.2136	39	11003.78	0.2526	49	9100.00	0.2089			
10	8886.59	0.2040	20	10378.51	0.2383	30	9679.43	0.2222	40	11003.78	0.2526	PLAT	1672461.42	38.3944			

DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS CLS-82 ON JANUARY 11, 2024, FOR PROJECT NO. 230188. ALL THAT PART 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 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE N 2°03'15" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 2°03'15" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1231.69 FEET TO THE SOUTHWEST PLAT CORNER OF STONEBRIDGE SOUTH, FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE N 87°24'45" E, ALONG THE SOUTH PLAT LINE OF SAID STONEBRIDGE SOUTH, FIRST PLAT AND THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1027.37 FEET; THENCE N 55°27'37" E, A DISTANCE OF 94.41 FEET; THENCE N 49°20'49" E, A DISTANCE OF 59.04 FEET; THENCE S 41°39'11" E, A DISTANCE OF 59.07 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 80.53 FEET; THENCE N 87°24'45" E, A DISTANCE OF 56.52 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 28°54'50" W AND A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 50.47 FEET; THENCE N 55°53'42" E, A DISTANCE OF 146.82 FEET; THENCE S 50°27'10" E, A DISTANCE OF 13.68 FEET; THENCE S 41°41'42" E, A DISTANCE OF 74.54 FEET; THENCE S 2°34'07" E, A DISTANCE OF 104.40 FEET; THENCE S 62°57'27" E, A DISTANCE OF 78.42 FEET; THENCE S 48°16'46" E, A DISTANCE OF 158.94 FEET; THENCE S 27°17'09" E, A DISTANCE OF 157.81 FEET; THENCE S 8°29'28" E, A DISTANCE OF 158.88 FEET; THENCE S 10°18'13" W, A DISTANCE OF 158.88 FEET; THENCE S 27°35'01" W, A DISTANCE OF 117.23 FEET; THENCE S 47°44'21" W, A DISTANCE OF 142.89 FEET; THENCE S 24°34'36" W, A DISTANCE OF 120.42 FEET; THENCE N 88°00'00" W, A DISTANCE OF 184.22 FEET; THENCE S 75°00'00" W, A DISTANCE OF 8.84 FEET; THENCE S 82°04'05" W, A DISTANCE OF 105.32 FEET; THENCE S 7°11'25" E, A DISTANCE OF 2.85 FEET; THENCE N 88°45'00" W, A DISTANCE OF 255.79 FEET; THENCE S 72°10'00" W, A DISTANCE OF 156.00 FEET; THENCE N 8°10'00" W, A DISTANCE OF 112.00 FEET; THENCE S 85°10'00" W, A DISTANCE OF 144.00 FEET; THENCE S 69°15'00" W, A DISTANCE OF 144.00 FEET; THENCE S 56°30'00" W, A DISTANCE OF 89.00 FEET; THENCE S 71°20'00" W, A DISTANCE OF 85.00 FEET; THENCE S 80°10'00" W, A DISTANCE OF 100.00 FEET; THENCE S 40°35'40" W, A DISTANCE OF 89.00 FEET; THENCE S 49°08'16" W, A DISTANCE OF 106.31 FEET TO THE POINT OF BEGINNING, CONTAINING 38.3944 ACRES, MORE OR LESS.

SITE DATA TABLE:

GROSS AREA	±38.39 ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	48
PROPOSED CHURCH LOT	1
PROPOSED NUMBER OF TRACTS	3
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
DENSITY	1.25 LOTS PER ACRE

PROJECT NOTES:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.

2. TRACT A 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. TRACT B IS DEDICATED AS STREAM CORRIDOR AND WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

4. TRACT C IS DEDICATED AS OPEN SPACE, COMMON AREA AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, AND PATH AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION

5. LINDENWOOD DRIVE IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH PRIVATE AGREEMENT AMONG ADJACENT PROPERTY OWNERS IN BOOK 202308 AT PAGE 005763 WAS SUBMITTED TO THE CITY.

6. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.

7. 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.

8. ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS SHALL BE PLACED IN THE REAR YARD.

9. PORTIONS OF 19, 20, 21 AND 22 ARE CONTAINED IN TRACTS D AND J OF STONEBRIDGE SOUTH REVISED PRELIMINARY PLAT.

10. THE TIMING AND FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTION OF LINDENWOOD DRIVE IMPROVEMENTS IS OUTLINED IN TWO PRIVATE DEVELOPMENT AMONGST THE ADJACENT PROPERTY OWNERS AND RECORDED IN BOOK 202212 AT PAGE 00134 AND BOOK 202308 AT PAGE 005763

FLOOD NOTE:

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

A PORTION OF THIS PROPERTY LINES 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.

THE REMAINDER OF THE 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.

BEARING BASIS: KANSAS STATE PLANE NORTH ZONE NAD83 #1501

LEGEND

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
STM	DENOTES EXISTING STORM SEWER
STM	DENOTES PROPOSED STORM SEWER LINE
SS	DENOTES EXISTING SANITARY SEWER LINE
SS	DENOTES PROPOSED SANITARY SEWER LINE
W	DENOTES EXISTING WATER LINE
W	DENOTES PROPOSED WATER LINE
	DENOTES EXISTING TREELINE

OWNER/DEVELOPER:
THE ARCHDIOCESE OF KANSAS CITY IN KANSAS
ATTN: DAN HIMMELBERG
12615 PARALLEL PARKWAY
KANSAS CITY, KS 66109
(913) 647-0322

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
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M.ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

PRELIMINARY PLAT
STONEBRIDGE SOUTH ADDITION
PART OF NW 1/4, SEC. 19, TWP. 14, RNG. 24
CITY OF OLATHE, JOHNSON COUNTY, KANSAS
ADDRESS: 16915 S. RIDGEVIEW ROAD

No.	Date	Revisions:	By / Appr.
1.	1/16/24	REVISED PER CITY COMMENTS	DAG / TJT
2.	2/12/24	REVISED PER CITY COMMENTS	DAG / TJT

PROJECT NO. 230188
DATE: 11/7/23
DRAWN: DAG
CERTIFICATE OF AUTHORIZATION MISSOURI ENGINEERING - 187 MISSOURI SURVEYING - 187
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING - 2020001109 KANSAS SURVEYING - 2020001088

SHEET 1 OF 1

\\PHELPS-SERVER\Projects\PJ\230188\Dwg\Preliminary Plat.dwg Layout1 Feb 02, 2024 - 1:39pm DAVE GARNER