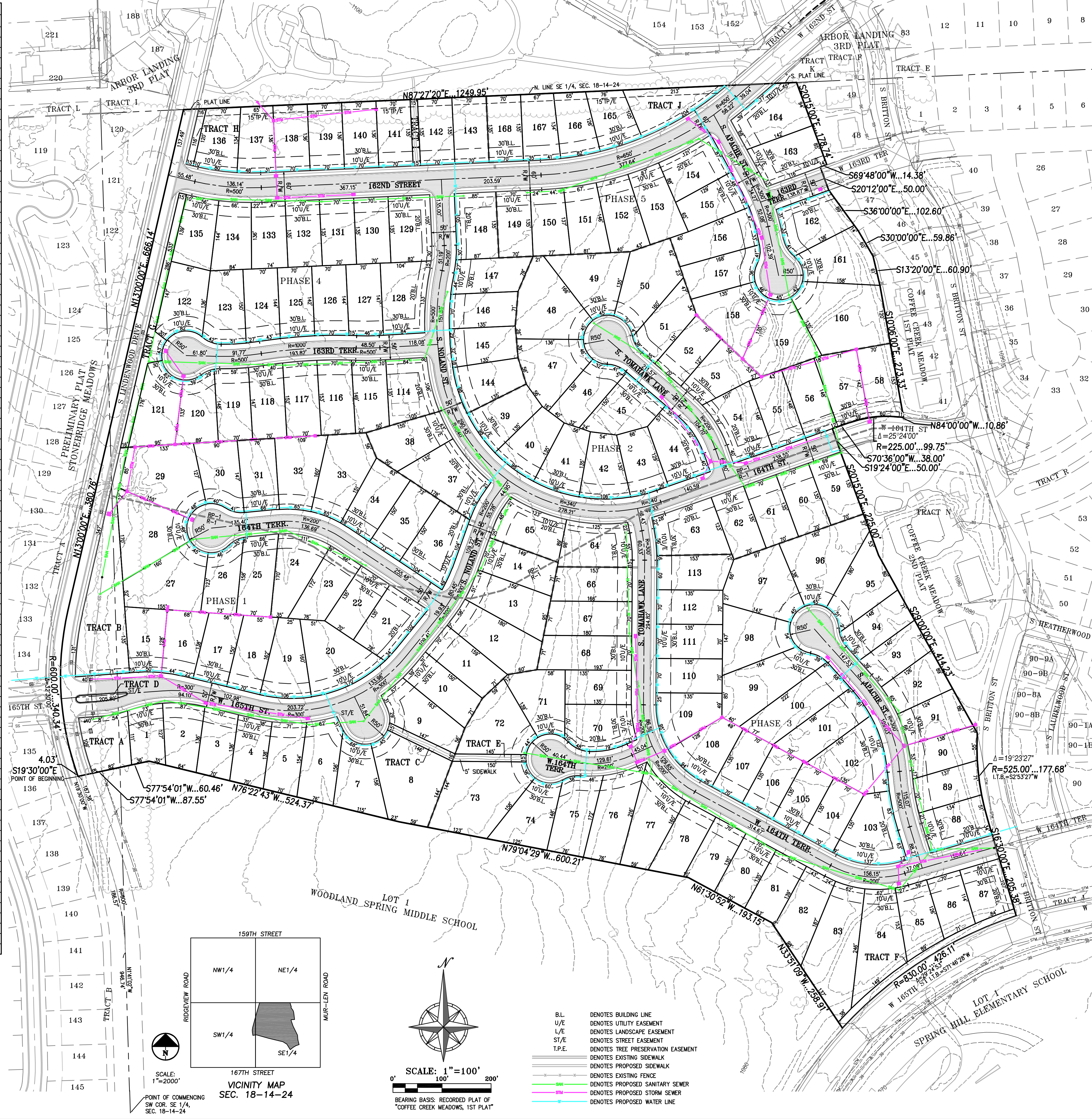


AREAS				AREAS			
PARCEL	AREA (AC.)	AREA (SF.)	AREA (AC.)	PARCEL	AREA (SF.)	AREA (AC.)	AREA (AC.)
1	8227.56	0.1889	92	9471.85	0.2174		
2	9923.29	0.2278	93	9279.84	0.2130		
3	9501.89	0.2181	94	10275.60	0.2359		
4	9529.36	0.2188	95	13362.62	0.3068		
5	10117.36	0.2323	96	19239.99	0.4417		
6	12551.42	0.2881	97	17251.78	0.3960		
7	12327.65	0.2830	98	14080.82	0.3233		
8	20718.24	0.4756	99	17349.09	0.3993		
9	12611.84	0.2895	100	14654.11	0.3364		
10	10880.63	0.2498	101	12675.01	0.2910		
11	10811.97	0.2482	102	14834.13	0.3428		
12	15005.79	0.3445	103	14675.39	0.3369		
13	13226.37	0.3036	104	9452.20	0.2170		
14	10776.92	0.2474	105	9444.72	0.2168		
15	9905.42	0.2274	106	9441.49	0.2167		
16	9921.55	0.2278	107	9438.25	0.2167		
17	10064.87	0.2311	108	11173.64	0.2565		
18	10895.07	0.2501	109	11214.98	0.2575		
19	12103.55	0.2779	110	9450.00	0.2169		
20	16075.52	0.3690	111	9450.00	0.2169		
21	11621.82	0.2668	112	9450.00	0.2169		
22	9450.00	0.2169	113	10485.23	0.2407		
23	10869.97	0.2495	114	11264.46	0.2586		
24	12543.76	0.2880	115	10025.58	0.2302		
25	11513.86	0.2643	116	10628.37	0.2440		
26	9717.99	0.2231	117	10721.67	0.2461		
27	17188.48	0.3946	118	10475.90	0.2405		
28	18905.33	0.3881	119	10325.10	0.2370		
29	18966.23	0.4354	120	10419.05	0.2392		
30	11122.94	0.2553	121	13382.54	0.3072		
31	10842.85	0.2489	122	11251.83	0.2584		
32	12895.12	0.2960	123	11681.47	0.2682		
33	15280.67	0.3508	124	10311.93	0.2367		
34	11503.41	0.2641	125	9988.30	0.2293		
35	10950.00	0.2514	126	9990.15	0.2293		
36	13548.11	0.3110	127	10243.65	0.2352		
37	14838.23	0.3406	128	13359.73	0.3067		
38	12133.51	0.2785	129	11449.17	0.2628		
39	10519.29	0.2415	130	9450.00	0.2169		
40	10519.29	0.2415	131	9450.00	0.2169		
41	10519.29	0.2415	132	9449.79	0.2169		
42	10623.28	0.2439	133	9662.49	0.2218		
43	9531.17	0.2168	134	10424.62	0.2393		
44	11847.74	0.2720	135	10480.57	0.2406		
45	11958.62	0.2745	136	10185.55	0.2339		
46	10404.70	0.2389	137	9791.05	0.2248		
47	14572.39	0.3345	138	9495.13	0.2180		
48	17892.58	0.4108	139	9492.07	0.2179		
49	14555.31	0.3341	140	9489.01	0.2178		
50	15794.52	0.3626	141	9485.95	0.2178		
51	10448.38	0.2389	142	9482.24	0.2177		
52	9016.05	0.2070	143	9478.18	0.2176		
53	10482.88	0.2407	144	10519.29	0.2415		
54	12819.34	0.2943	145	9806.29	0.2251		
55	10348.47	0.2376	146	9601.53	0.2204		
56	10348.47	0.2376	147	10307.86	0.2366		
57	11117.94	0.2552	148	11495.05	0.2639		
58	10200.83	0.2342	149	9447.78	0.2169		
59	9383.34	0.2156	150	9809.81	0.2252		
60	9450.70	0.2170	151	10394.29	0.2386		
61	9450.70	0.2170	152	11214.75	0.2575		
62	9450.70	0.2170	153	11287.98	0.2587		
63	13673.51	0.3139	154	10609.56	0.2436		
64	12794.35	0.2937	155	9593.91	0.2202		
65	12118.48	0.2782	156	12011.04	0.2757		
66	11168.36	0.2564	157	10624.25	0.2439		
67	12100.18	0.2778	158	13332.16	0.3061		
68	13032.00	0.2992	159	15414.23	0.3539		
69	9450.00	0.2169	160	22578.52	0.5183		
70	12330.34	0.2831	161	13573.67	0.3116		
71	12430.07	0.2854	162	12357.42	0.2837		
72	15406.70	0.3537	163	11567.67	0.2656		
73	23133.03	0.5311	164	13505.43	0.3100		
74	12556.32	0.2883	165	9478.36	0.2176		
75	12545.49	0.2880	166	9574.94	0.2198		
76	14683.28	0.3371	167	9665.69	0.2219		
77	14393.40	0.3304	168	9476.12	0.2175		
78	10440.96	0.2387	PLAT	2506470.01	57.5406		
79	9464.94	0.2173	ROW	424749.81	9.7509		
80	9450.00	0.2169	ROW LINDENWOOD	45135.51	1.0362		
81	9463.33	0.2172	TRACT A	10357.29	0.2378		
82	12199.26	0.2801	TRACT B	26380.23	0.6056		
83	21908.13	0.5029	TRACT C	2253.62	0.0520		
84	16864.62	0.3872	TRACT D	1277.04	0.0293		
85	10304.82	0.2366	TRACT E	2206.62	0.0507		
86	8353.62	0.1918	TRACT F	6425.21	0.1475		
87	9189.56	0.2110	TRACT G	6307.20	0.1373		
88	11187.39	0.2568	TRACT H	1769.02	0.0406		
89	9483.61	0.2177	TRACT I	2032.31	0.0467		
90	9779.26	0.2245	TRACT J	11638.62	0.2672		
91	9794.15	0.2248					



LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N 1°41'02" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, AND ALSO ALONG THE WESTERLY PLAT LINE OF WOODLAND SPRING MIDDLE SCHOOL, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 948.74 FEET; THENCE NORTHERLY, CONTINUING ALONG THE WESTERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 186.57 FEET; THENCE N 19°30'00" W, CONTINUING ALONG THE WESTERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, A DISTANCE OF 187.38 FEET TO THE NORTHWEST PLAT CORNER OF SAID WOODLAND SPRING MIDDLE SCHOOL, SAID POINT ALSO BEING POINT OF BEGINNING; THENCE CONTINUING N 19°30'00" W, A DISTANCE OF 4.03 FEET; THENCE NORTHERLY, ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 340.34 FEET; THENCE N 13°00'00" E, A DISTANCE OF 380.78 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE CONTINUING N 13°00'00" E, A DISTANCE OF 668.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID POINT ALSO BEING ON THE SOUTH PLAT LINE OF THE ARBOR LANDING, 3RD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 87°27'20" E, ALONG THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 18 AND ALONG THE SOUTH PLAT LINE OF SAID ARBOR LANDING, 3RD PLAT, A DISTANCE OF 1,249.95 FEET TO THE NORTHWEST PLAT CORNER OF COFFEE CREEK MEADOWS, 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 70°58'00" W, ALONG THE WESTERLY PLAT LINE OF SAID COFFEE CREEK MEADOWS, 1ST PLAT, FOR THE FOLLOWING ELEVEN (11) COURSES; THENCE S 20°15'00" E, A DISTANCE OF 178.74 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 163RD TERRACE, AS NOW ESTABLISHED; THENCE S 69°48'00" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 163RD TERRACE, A DISTANCE OF 948.74 FEET; THENCE S 20°15'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 163RD TERRACE; THENCE S 36°00'00" E, A DISTANCE OF 102.60 FEET; THENCE S 30°00'00" E, A DISTANCE OF 59.86 FEET; THENCE S 13°20'00" E, A DISTANCE OF 60.90 FEET; THENCE S 10°06'00" E, A DISTANCE OF 273.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 164TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 164TH STREET, FOR THE FOLLOWING THREE (3) COURSES; THENCE N 84°00'00" W, A DISTANCE OF 10.86 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 99.75 FEET; THENCE S 70°58'00" W, A DISTANCE OF 38.00 FEET; THENCE S 19°24'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 164TH STREET, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF COFFEE CREEK MEADOWS, 2ND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE ALONG THE WESTERLY PLAT LINE OF SAID COFFEE CREEK MEADOWS, 2ND PLAT, FOR THE FOLLOWING FOUR (4) COURSES; THENCE S 20°15'00" E, A DISTANCE OF 225.00 FEET; THENCE S 29°00'00" E, A DISTANCE OF 414.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 165TH STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 165TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 25°32'27" W AND A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 177.68 FEET; THENCE N 16°30'00" E, A DISTANCE OF 205.38 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 165TH STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 165TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 19°23'27" W AND A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 426.11 FEET TO THE NORTHWEST PLAT CORNER OF SAID WOODLAND SPRING MIDDLE SCHOOL, THENCE ALONG THE NORTHERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, FOR THE FOLLOWING SIX (6) COURSES; THENCE N 33°51'08" W, A DISTANCE OF 256.91 FEET; THENCE N 61°30'52" W, A DISTANCE OF 193.15 FEET; THENCE N 79°04'29" W, A DISTANCE OF 600.21 FEET; THENCE N 78°22'43" W, A DISTANCE OF 524.37 FEET; THENCE S 77°54'01" W, A DISTANCE OF 60.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE CONTINUING S 77°54'01" W, A DISTANCE OF 87.55 FEET TO THE POINT OF BEGINNING, CONTAINING 57.5406 ACRES, MORE OR LESS.

SITE DATA TABLE:

GROSS AREA	57.54 ACRES
EXISTING ZONING	RP-1/R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	160
PROPOSED NUMBER OF TRACTS	10
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	2.9 LOTS PER ACRE

R-1 ZONING STANDARDS PER UDO

LOT AREA (MIN.)	7,200 SF
DEVELOPMENT	N/A
LOT WIDTH (MIN.)	60 FEET
FRONT YARD (MIN.)	30 FEET
HEIGHT (MAX.)	2 1/2 STORIES/35 FEET
SIDE YARD (MIN. SUBJECT TO FIRE CODE)	7 FEET
REAR YARD (MIN.)	25 FEET
COMMON OPEN SPACE	N/A

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD83 DATUM.
2. TRACTS A, B, G, H, I AND K 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. TRACTS C AND J AS SHOWN HEREON SHALL BE DEDICATED FOR STREET EASEMENT AND 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.
4. TRACTS E, F AND L AS SHOWN HEREON SHALL BE DEDICATED FOR SIDEWALK USE AND 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.
5. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
6. EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS MUST 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 MUST BE PLACED IN THE REAR YARD.
8. SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.
9. ALL LOTS MEET OR EXCEED MINIMUM R-1 LOT STANDARDS.

FLOOD NOTE:

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. 200773, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C01096, AND DATED AUGUST 3, 2009.

OWNER/DEVELOPER:

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

ENGINEER/APPLICANT:

PHILIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX
www.philpsengineering.com

PRELIMINARY PLAT
STONEBRIDGE VILLAGE
CITY OF OLATHE, JOHNSON COUNTY, KANSAS
167TH STREET AND LINDENWOOD DRIVE

PHILIPS ENGINEERING, INC.
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Olathe, Kansas 66061
(913) 393-1155
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PLANNING
ENGINEERING
IMPLEMENTATION

PROJECT NO. 190514
DATE: 8-2-19
DRAWN: DAG
CHECKED: JAC
LAND SURVEYING - LS-82
ENGINEERING - E-501
CITY OF OLATHE, KS
PLAT AND SAVING: 2020070128
EXEMPTED: 2020070128

SHEET
1
OF 1