



# TIMBERSTONE

· R I D G E ·

INTRODUCING

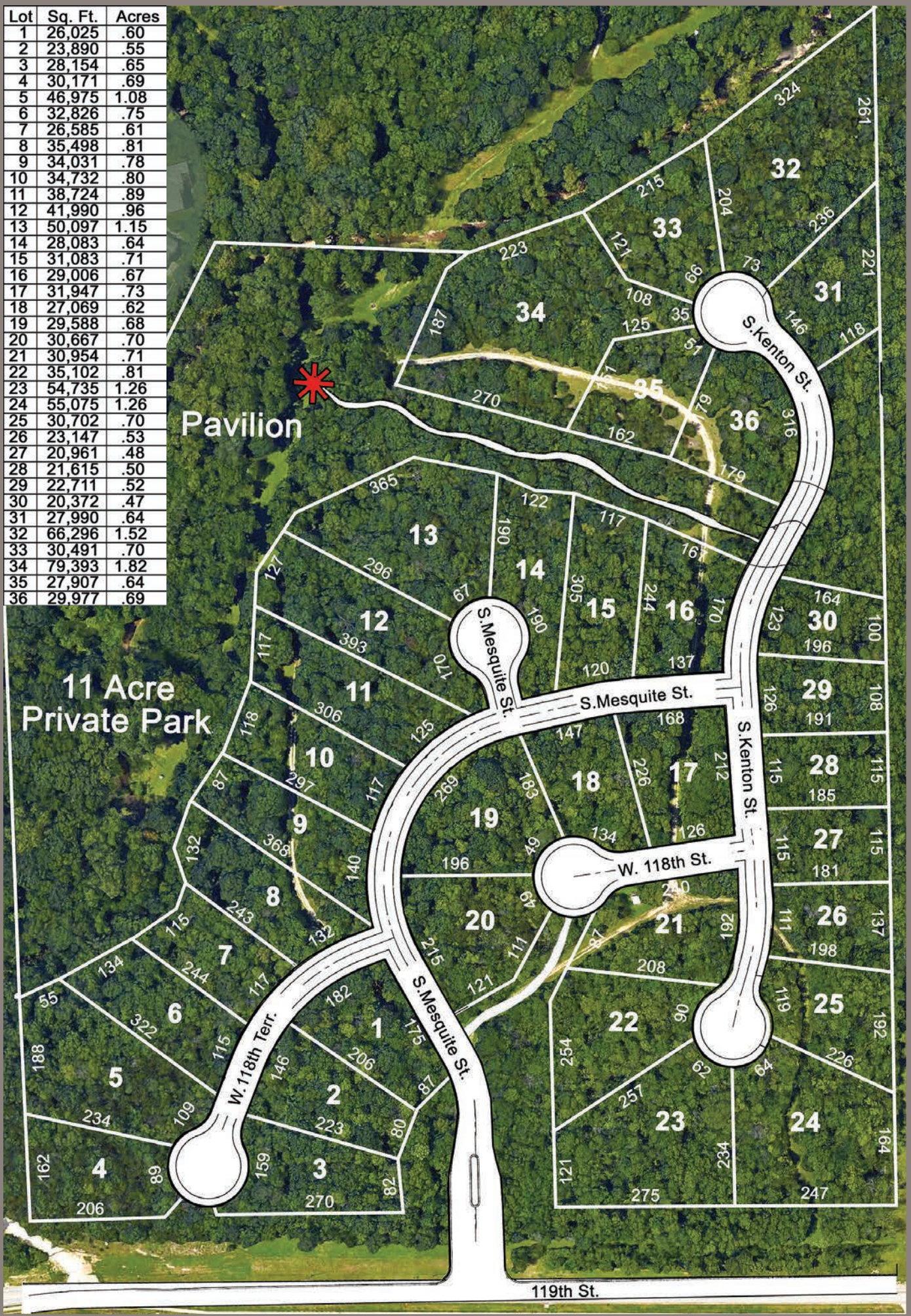
Olathe's  
newest  
Luxury  
New Home  
Community

**36** Heavily Wooded  
Estate Sized Lots

Custom Homes from  
**\$1 Million**



Lot	Sq. Ft.	Acres
1	26,025	.60
2	23,890	.55
3	28,154	.65
4	30,171	.69
5	46,975	1.08
6	32,826	.75
7	26,585	.61
8	35,498	.81
9	34,031	.78
10	34,732	.80
11	38,724	.89
12	41,990	.96
13	50,097	1.15
14	28,083	.64
15	31,083	.71
16	29,006	.67
17	31,947	.73
18	27,069	.62
19	29,588	.68
20	30,667	.70
21	30,954	.71
22	35,102	.81
23	54,735	1.26
24	55,075	1.26
25	30,702	.70
26	23,147	.53
27	20,961	.48
28	21,615	.50
29	22,711	.52
30	20,372	.47
31	27,990	.64
32	66,296	1.52
33	30,491	.70
34	79,393	1.82
35	27,907	.64
36	29,977	.69







## **R** Nature Drives Design

Timberstone Ridge offers a different approach to residential development and building. Rather than nature as a hastily landscaped afterthought, it's instead the driving force behind the community's planning and construction. 36 homesites averaging over  $\frac{3}{4}$  of an acre have been carefully carved out of heavily wooded terrain, creating a secluded retreat that celebrates the full bounty of this extraordinary property.

## **R** Preservation And Conservation

15' Side yard buffer zones and tree preservation easements have been created to preserve the natural landscape throughout the community. Plantings shall reinforce the natural character of the community and minimize property line delineation giving homeowners incredible views of untouched areas of nature.

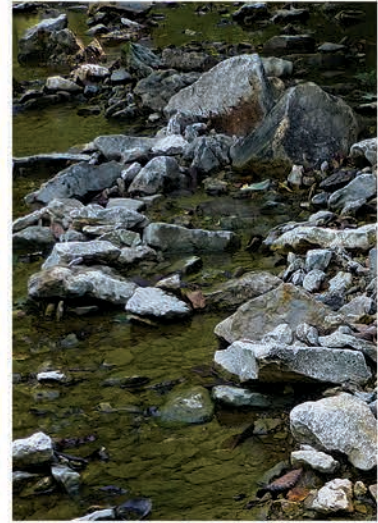
## **R** 11 Acre Private Park

Amid the majesty of mature trees and the cheerful burble of a meandering stream, over 11 acres of pristine native habitat have been preserved and protected for residents to enjoy. A paved walking trail and pavilion have been carefully planned to create a space accommodating both recreation and reflection.

## **R** Custom Homes

Homeowner's are encouraged to bring their own custom builder or work with one on our thoughtfully selected team in order to create a dream home that complements and enhances the picturesque surroundings. Estate sized lots allow for creativity in design and construction for those looking for a home that is truly unique





## *Design Guideline Overview*

Timberstone Ridge is a unique luxury community where our goal is to create a neighborhood that exists in harmony with nature rather than a hastily landscaped afterthought. From the thoughtful design of the streetscape to the careful configuration of each lot, consideration has been given to the natural rolling topography and scenic views. Quality of design and sensitivity to minimizing environmental impact will be highly encouraged throughout the building process.

***We welcome and encourage a wide variety of home styles with an emphasis on cohesive design elements***

### **Design Criteria-** Minimum Size of Home

1 story residence	2,800 Ft.	
1-1/2 story residence	3,200 Ft.	2,200 (Main Floor)
2 story residence	3,400 Ft.	1,800 (Main Floor)

**Approval process-** All plans and specifications must be approved by the Developer. Submission to the City for building permits or site plan approval should not be made until final plans have been approved by the Design Review Committee.

**Roof-** Wood shingles or shakes, clay, concrete tile, slate, or 30 yr. "weathered-wood blend" composition shingles

**Exterior materials-** Exterior walls shall be of stucco, stone, brick, wood lap siding, wood shingles, plate glass, glass block, or a combination thereof. Siding materials applied on the front of a Residence must be applied on all elevations.

**Exterior colors-** Neutral, earth tone colors in medium to dark shades are encouraged. Bright primary colors and pastels are not permitted. Trim shall be painted consistently on all sides of the Residence.

**Garages-** All residences must have a minimum 3-car garage. Front entry garages that provide for the minimum removal of existing vegetation are encouraged.

**Hard Surfaces-** All paved surfaces shall be of a high quality finish such as asphalt, brick, concrete, or other permanent material approved by the DRC. Asphalt drives may be required to have additional edging. No hard surfaces, including driveways, shall be closer than 5' to the side property lines.

**Fences-** Fences shall be black ornamental steel and shall not exceed 60 inches in height. Fences shall project from the rear of the home and shall extend no closer to the side property line than 15'.



## Landscaping

The general approach to Landscaping will be based on landscape conservation and uniformity in design appearance. Plantings shall reinforce the natural character of the community and minimize property line delineation. The existing rolling topography adds to the unique character of the community and all construction, including landscaping, should be sensitive to the natural conditions. Cuts and fills should be kept to a minimum and when additional retaining is required the materials should be integrated through the use of indigenous materials.

**Landscaping-** \$10,000 minimum expenditure (excluding sod, irrigation systems, & hard surfaces) for landscaping. Landscaping shall include at least (1) ornamental tree and (3) shade trees in the front yard. Existing trees over 4" in the front yard may be considered as part of the tree requirement at the sole discretion of the DRC.

**Side Yard Buffer Zones-** An area adjacent to the side property lines of approximately 15' is intended to be kept in a near natural state. Any damage to this area during the construction process will require revegetation. If this area is barren of native vegetation then an appropriate amount of landscaping is to be planted. Side entry garage driveways encroaching upon this area will require additional landscaping.

**Native Vegetation/Tree Preservation Easements-** Native Vegetation/Tree Preservation Easements will be noted on the recorded plat. No man made structure, including fences, may be constructed or placed within this easement. No living trees, regardless of size, may be removed without written approval of the Developer.

**Fences-** Fences shall be black ornamental steel and shall not exceed 60 inches in height. Fences shall project from the rear of the home and shall extend no closer to the side property line than 15'.

## Misc.

**Mailbox-** Owners and residents shall use common mailboxes provided and maintained by the Association.

**Tennis Courts, Pools & Hot Tubs-** No above ground swimming pool shall be installed or maintained on any lot. In-ground swimming pools, above ground hot tubs, and tennis courts must obtain written approval of the Design Review Committee. All approved pools and hot tubs shall be fenced or adequately screened.

**Basketball Goals-** No exterior basketball goals shall be erected or maintained on any Lot without the prior written consent of the Design Review Committee. Basketball goals shall be permanently installed, have transparent backboards, and black freestanding posts.

**Playsets-** Outside playsets must be wooden. The location, placement, composition, and screening must be approved by the DRC.

**Satellite Dishes-** Small satellite dishes (maximum 24 inches in diameter and not readily visible from the street) may be installed with the prior written consent of the Design Review Committee.

**Trash-** Trash service is provided by the City of Olathe

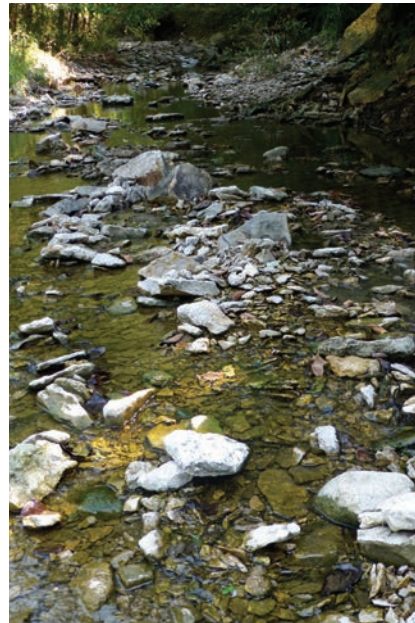
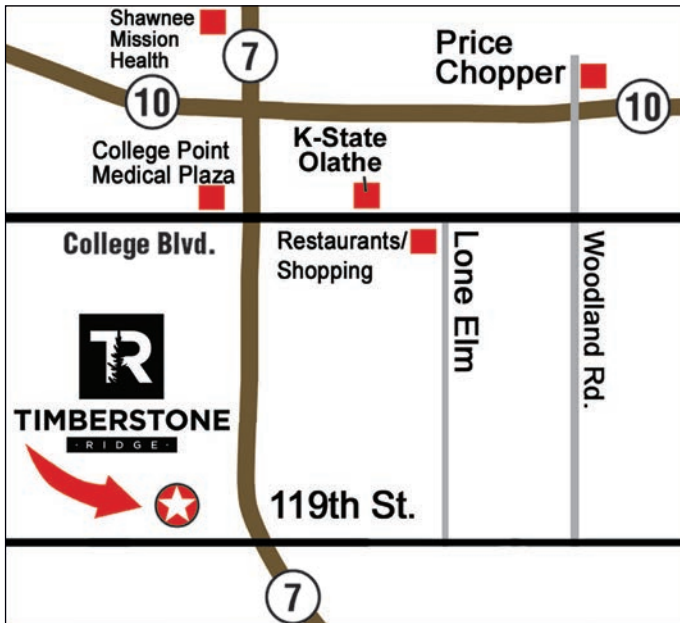
### Schools-

Forest View Elementary  
Mission Trail Middle School  
Olathe West High School

### Utilities

KCPL (Electricity)	816-471-5275
Atmos Energy (Gas)	1-888-286-6700
Water One	913-895-1800
ATT	1-800-464-7928
Trash (City of Olathe)	913-971-9311





## Conveniently located

¼ mile west of K-7 on 119th Street, Olathe, KS

The peaceful enclave of Timberstone Ridge is nestled in the heart of the K-7 growth corridor, giving homeowners convenient access to shops, services, dining, entertainment and recreation throughout Johnson County and the larger Kansas City metro area.



**(913) 851-5800 | [TimberstoneRidgeKS.com](http://TimberstoneRidgeKS.com)**