# MOSS FARM

## DEVELOPMENT PLAN & PRELIMINARY PLAT

### A RESIDENTIAL DEVELOPMENT IN
### KANSAS CITY, PLATTE COUNTY, MISSOURI
### SECTION 27 & 28-52N-33W

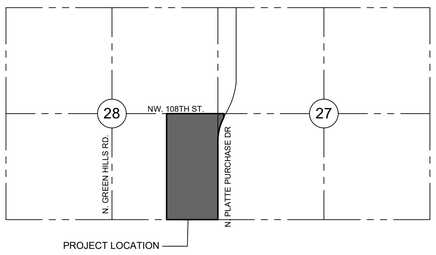

PROJECT CONTACT LIST

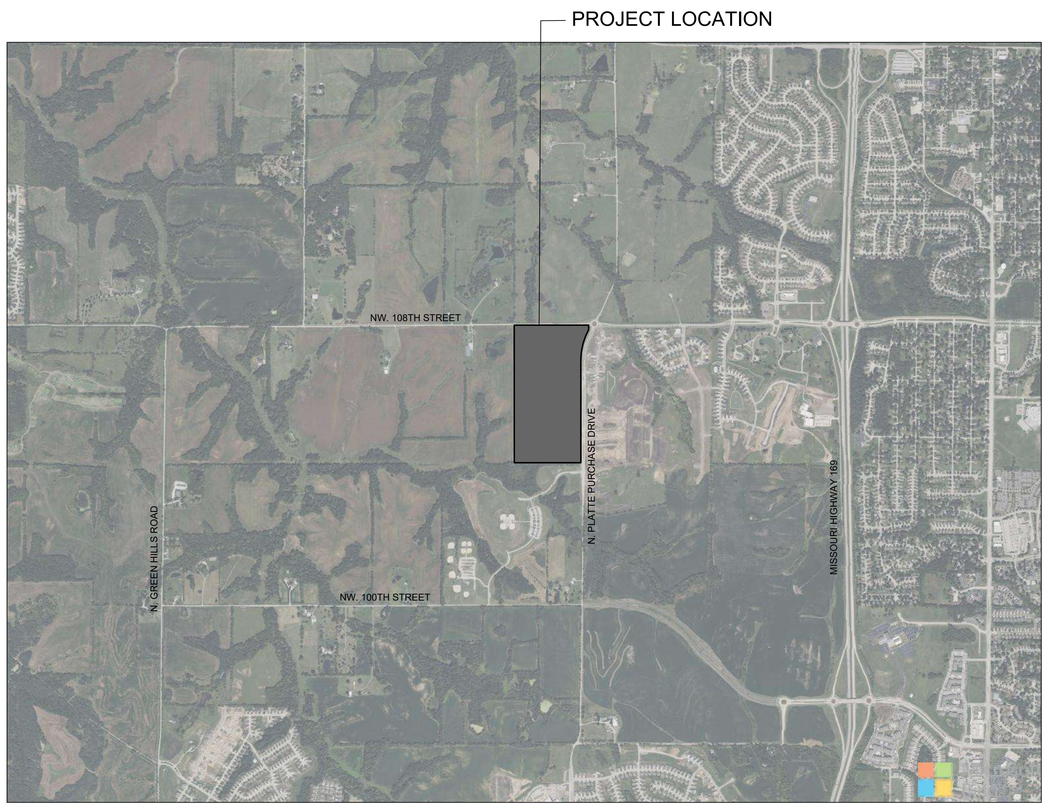
PROPERTY OWNER:
WILLIAM T. MANN REVOCABLE TRUST
9601 NW. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN
billmann@manncokc.com

SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rlbuford.com

ENGINEER:
R.L. BUFORD & ASSOCIATES ENGINEERING, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
LINDSAY VOGT
lindsay@rlbuford.com


VICINITY MAP
SE. 1/4, SECTION 28-52-33,
SW. 1/4, SECTION 27-52-33
KANSAS CITY, PLATTE COUNTY, MISSOURI




LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| C1 | COVER SHEET |
| C2 | EXISTING CONDITIONS |
| C3 | OVERALL SITE PLAN |
| C4 | INTERNAL BICYCLE & PEDESTRIAN PLAN |
| C5 | GRADING & UTILITY PLAN |
| C6 | PRELIMINARY PLAT 1 OF 3 |
| C7 | PRELIMINARY PLAT 2 OF 3 |
| C8 | PRELIMINARY PLAT 3 OF 3 |
| C9 | LANDSCAPE PLAN |
| C10 | TREE PRESERVATION & MITIGATION PLAN |
| C11 | PRELIMINARY STREAM BUFFER PLAN |


PROJECT NOTES

1. THIS PLAN SHALL SERVE AS A DEVELOPMENT PLAN AND PRELIMINARY PLAT.
2. EXISTING ZONING: AG; PROPOSED ZONING: R6
3. EXISTING USE: UNDEVELOPED
4. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
5. LEGAL DESCRIPTION IS DESCRIBED IN PLAN SET.
6. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
7. GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
8. LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
9. ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
10. STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
11. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
12. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
13. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE--RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
14. PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
15. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT (SHEETS C6 & C7).

REVISIONS

| NO. | DATE: | DESCRIPTION: | REVISED BY: | CHECKED BY: |
|---|---|---|---|---|
| 1 | 1/10/25 | REVIEW COMMENTS | JKR | LV |
| 2 | 2/21/25 | REVIEW COMMENTS | JKR | LV |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

MOSS FARM
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
COVER SHEET


R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


| | |
|---|---|
| SEC.-TWP.-RGE. | 27 & 28-52-33 |
| PLAN SIZE | 24"x36" |
| DATE | DECEMBER 2024 |
| COUNTY | PLATTE |
| CHECKED BY | LV |
| JOB NO. | P-23337 |
| DRAWN BY | JKR |

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C1

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## PROPERTY DESCRIPTION

CONTAINING 3,477,199 SQUARE FEET OR 79.83 ACRES

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 52 NORTH, RANGE 33 WEST AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 52 NORTH, RANGE 33 WEST IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE S89°25'47"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1323.61 FEET; THENCE N00°24'56"E, A DISTANCE OF 2637.87 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE N89°21'12"E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1132.22 FEET; THENCE S00°38'53"E, A DISTANCE OF 22.50 FEET; THENCE N89°21'12"E, A DISTANCE OF 196.35 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE S00°31'57"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 34.00 FEET; THENCE N89°21'23"E, A DISTANCE OF 88.84 FEET; THENCE S21°55'20"W, A DISTANCE OF 48.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N. PLATTE PURCHASE DRIVE; THENCE S17°36'07"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 43.66 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 695.00 FEET, AN ARC DISTANCE OF 125.55 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET, AN ARC DISTANCE OF 368.14 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S00°31'57"W, A DISTANCE OF 455.19 FEET; THENCE S89°28'03"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE S00°31'57"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1573.31 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE

120 0 60 120 240 360

( IN FEET )

1 inch = 120 ft.

UTILITIES LEGEND

SAN — EXISTING SANITARY SEWER

W — EXISTING WATER LINE

TOPOGRAPHY LEGEND

EXISTING 10 FT CONTOUR

EXISTING 2FT CONTOUR

UNPLATTED
OWNER:
KANSAS CITY
BOARD OF PARKS & RECREATION

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
WB FOUR, LLC

UNPLATTED
OWNER:
MC CORKLE PARK LP

POINT OF BEGINNING
SE. CORNER, SE. 1/4, SECTION 28-52-33
SW. CORNER, SW. 1/4, SECTION 27-52-33

N00°24'56"E 2637.87'

S89°25'47"W 1323.61'

S. LINE, SE. 1/4, SECTION 28-52-33

N. LINE, SE. 1/4, SECTION 28-52-33

E. LINE, SE. 1/4, SECTION 28-52-33
W. LINE, SW. 1/4, SECTION 27-52-33

N. LINE, SW. 1/4, SECTION 27-52-33

N. PLATTE PURCHASE DRIVE

S00°31'57"W 1573.31'

S89°28'03"E 40.00'

S00°31'57"W 455.19'

R=765.00'
L=368.14'

R=695.00'
L=125.55'

S17°36'07"W 43.66'

S00°38'53"E 22.50'

N89°21'12"E 196.35'

NE. CORNER, SE. 1/4, SECTION 28-52-33

NW. CORNER, SW. 1/4, SECTION 27-52-33

S00°31'57"W 34.00'

N89°21'23"E 88.84'

S21°55'20"E 48.42'

N89°21'12"E 1132.22'

N. 108TH STREET

C. 100' MISSOURI PUBLIC SERVICE COMPANY EASEMENT DOC. NOS. 27044 BK. 199 PG. 582

TRACT C

CADENCE VILLAS - SECOND PLAT

CADENCE VILLAS

CADENCE VILLAS FIRST PLAT

TREE MASS

REVISIONS

| NO. | DATE: | DESCRIPTION: | REVISED BY: | CHECKED BY: |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

# EXISTING CONDITIONS


R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


| | |
|---|---|
| SEC.-TWP.-RGE. | 28-52N-33W |
| PLAT NO. | KANSAS |
| JOB NO. | P-23337 |
| COUNTY | PLATTE |
| CHECKED BY | LJY |
| DRAWN BY | JWK |
| DECEMBER 2024 | |

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C2

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

1. LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
2. ALL PROPOSED RIGHT--OF--WAY WIDTHS AND ROADWAY CROSS--SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
3. THE TRAILS WITHIN TRACTS B & J IS TO BE USED FOR PRIVATE OPEN SPACE AND PARKLAND. THE TRAIL WITHIN TRACT B WILL BE 10' WIDE AND 500 LINEAR FEET. THE CALCULATION IS BASED ON THE LENGTH OF TRAIL X 50' = 0.57 ACRES. THE TRAIL WITHIN TRACT J WILL BE 5' WIDE AND 1200 LINEAR FEET. THE CALCULATION IS BASED ON THE LENGTH OF TRAIL X 50' = 1.38 ACRES.
4. STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
5. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
6. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
7. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE--RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
8. PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES AND SEQUENCE OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
9. ALL DEVELOPMENT SHALL COMPLY WITH PARKWAY & BOULEVARD STANDARDS OF SECTION 88-323 OF THE KCMO ZONING AND DEVELOPMENT CODE.

## LOT AREA AND SETBACK REQUIREMENTS

MINIMUM LOT AREA PER UNIT = 6,000 SQ. FT.
MINIMUM LOT AREA = 6,240 SQ. FT.
AVERAGE LOT AREA PROVIDED = 7,797 SQ. FT.

MINIMUM LOT WIDTH = 50'
LOT WIDTH PROVIDED = 52'

FRONT SETBACK MIN. = 25% OF DEPTH
MIN. GARAGE = 30'
MAX. REQUIRED = 30'
PROVIDED = 30'

REAR SETBACK MIN. = 25% OF DEPTH - 30'
MAX. REQUIRED = 30'
PROVIDED = 30'

SIDE SETBACK MIN. = 10% LOT WIDTH - 5.2'
PROVIDED - 5.2'

MAXIMUM BUILDING HEIGHT - 35'

## NOTES (SECTION 88-517-04.27):

A. EXISTING ZONING: R7.5; PROPOSED ZONING: R6
B. TOTAL AREA: 80.11 AC.
C. PROPOSED R/W: 16.86 AC.
D. NET LAND AREA: 52.80 AC.
E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
F. N/A
G. N/A
H. N/A
I. SEE DATA TABLE
J. N/A
K. N/A
L. N/A
M. N/A

THE DEVELOPER ELECTS TO PAY MONEY IN LIEU OF PARKLAND FOR 4.60 ACRES.

**PARKLAND DATA**

| PHASE | SINGLE FAMILY | MULTI-FAMILY | PARKLAND (AC.) |
|---|---|---|---|
| 1 | 127 | N/A | 0.57 |
| 2 | 78 | N/A | 0 |
| 3 | 90 | N/A | 1.38 |
| TOTAL | 295 | N/A | 1.95 |

## DEVELOPMENT DATA TABLE

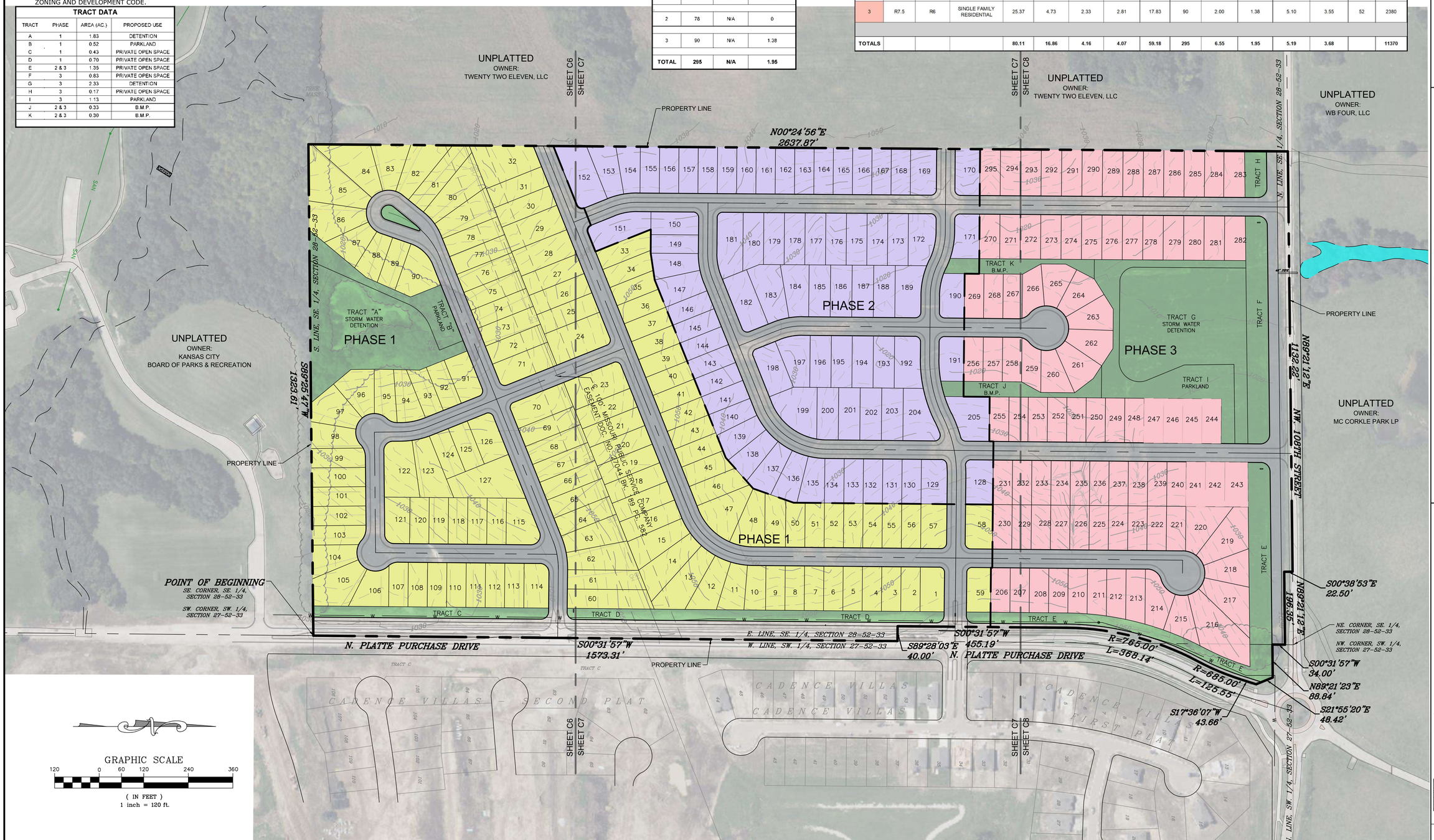
| PHASE | EXISTING ZONING | PROPOSED ZONING | LAND USE | GROSS ACRES | PROPOSED R/W | DETENTION | PRIVATE OPEN SPACE | NET AREA | SINGLE FAMILY LOTS | REQUIRED PARKLAND AC. | PROVIDED PARKLAND AC. | AVERAGE NET DENSITY DU/AC. | AVERAGE GROSS DENSITY DU/AC. | SINGLE FAMILY LOT WIDTH | TOTAL STREET LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | R7.5 | R6 | SINGLE FAMILY RESIDENTIAL | 36.09 | 7.87 | 1.83 | 1.13 | 27.09 | 127 | 2.82 | 0.57 | 5.10 | 3.52 | 52 | 5092 |

| PHASE | EXISTING ZONING | PROPOSED ZONING | LAND USE | GROSS ACRES | PROPOSED R/W | DETENTION | BMP AREA | NET AREA | SINGLE FAMILY LOTS | REQUIRED PARKLAND | PROVIDED PARKLAND | AVERAGE NET DENSITY DU/AC. | AVERAGE GROSS DENSITY DU/AC. | SINGLE FAMILY LOT WIDTH | TOTAL STREET LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | R7.5 | R6 | SINGLE FAMILY RESIDENTIAL | 18.65 | 4.26 | 0 | 0.13 | 14.26 | 78 | 1.73 | 0.00 | 5.47 | 4.18 | 52 | 3898 |

| PHASE | EXISTING ZONING | PROPOSED ZONING | LAND USE | GROSS ACRES | PROPOSED R/W | DETENTION | PRIVATE OPEN SPACE / BMP AREA | NET AREA | SINGLE FAMILY LOTS | REQUIRED PARKLAND | PROVIDED PARKLAND | AVERAGE NET DENSITY DU/AC. | AVERAGE GROSS DENSITY DU/AC. | SINGLE FAMILY LOT WIDTH | TOTAL STREET LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | R7.5 | R6 | SINGLE FAMILY RESIDENTIAL | 25.37 | 4.73 | 2.33 | 2.81 | 17.83 | 90 | 2.00 | 1.38 | 5.10 | 3.55 | 52 | 2380 |
| TOTALS | | | | 80.11 | 16.86 | 4.16 | 4.07 | 59.18 | 295 | 6.55 | 1.95 | 5.19 | 3.68 | | 11370 |

**TRACT DATA**

| TRACT | PHASE | AREA (AC.) | PROPOSED USE |
|---|---|---|---|
| A | 1 | 1.83 | DETENTION |
| B | 1 | 0.52 | PARKLAND |
| C | 1 | 0.43 | PRIVATE OPEN SPACE |
| D | 1 | 0.79 | PRIVATE OPEN SPACE |
| E | 2 & 3 | 1.35 | PRIVATE OPEN SPACE |
| F | 3 | 0.83 | PRIVATE OPEN SPACE |
| G | 3 | 2.33 | DETENTION |
| H | 3 | 0.17 | PRIVATE OPEN SPACE |
| I | 3 | 1.13 | PARKLAND |
| J | 2 & 3 | 0.33 | B.M.P. |
| K | 2 & 3 | 0.30 | B.M.P. |




GRAPHIC SCALE
120 0 60 120 240 360
( IN FEET )
1 inch = 120 ft.

| NO. | DATE: | DESCRIPTION: | REVISED BY: | CHECKED BY: |
|---|---|---|---|---|
| 1 | 1/10/25 | REVIEW COMMENTS | JKR | LV |
| 2 | 2/21/25 | REVIEW COMMENTS | JKR | LV |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

REVISIONS

# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

## OVERALL SITE LAYOUT


R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
robb@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


| | |
|---|---|
| SEC.-TWP.-RGE. | 28-52N-33W |
| COUNTY | PLATTE |
| PROJECT ANALYST | LJT |
| CHECKED BY | LJT |
| JOB NO. | P-23337 |
| DRAWN BY | JDR |
| DECEMBER 2024 | |

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C3

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

GRAPHIC SCALE

120 0 60 120 240 360

( IN FEET )
1 inch = 120 ft.

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
WB FOUR, LLC

UNPLATTED
OWNER:
KANSAS CITY
BOARD OF PARKS & RECREATION

UNPLATTED
OWNER:
MC CORKLE PARK LP

EX. 10' SIDEWALK

10' CONCRETE SIDEWALK

PHASE 1

PHASE 2

PHASE 3

TRACT "A"
STORM WATER
DETENTION

TRACT "B"
PARKLAND

TRACT G
STORM WATER
DETENTION

TRACT I
PARKLAND

TRACT J
B.M.P.

TRACT K
B.M.P.

TRACT C

TRACT D

TRACT E

TRACT F

TRACT H

4' SIDEWALK (TYP.)

5' SIDEWALK

EX. 5' SIDEWALK

EX. 10' SIDEWALK

N. PLATTE PURCHASE DRIVE

NW 108TH STREET

S. LINE, SE. 1/4, SECTION 28-52-33

N. LINE, SE. 1/4, SECTION 28-52-33

N. LINE, SW. 1/4, SECTION 27-52-33

POINT OF BEGINNING
SE. CORNER, SE. 1/4,
SECTION 28-52-33

SW. CORNER, SW. 1/4,
SECTION 27-52-33

NE. CORNER, SE. 1/4,
SECTION 28-52-33

NW. CORNER, SW. 1/4,
SECTION 27-52-33

N00°24'56"E
2637.87'

S00°31'57"W
1579.91'

S89°28'03"E
40.00'

S00°38'53"E
22.50'

S00°33'57"W
23.00'

N89°21'23"E
88.64'

S21°56'20"E
49.42'

S17°36'07"W
43.66'

CADENCE VILLAS – SECOND PLAT

CADENCE VILLAS

CADENCE VILLAS FIRST PLAT

REVISIONS

| NO. | DATE: | DESCRIPTION: | REVISED BY: | CHECKED BY: |
|---|---|---|---|---|
| 1 | 1/10/25 | REVIEW COMMENTS | JKR | LV |
| 2 | 2/21/25 | REVIEW COMMENTS | JKR | LV |
| 3 | | | | |
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| 6 | | | | |
| 7 | | | | |

# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

## INTERNAL BICYCLE & PEDESTRIAN PLAN


R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


| SEC.-TWP.-RGE. | JOB NO. |
|---|---|
| 28-52N-33W | P-23337 |
| COUNTY | DRAWN BY |
| PLATTE | JGK |
| PROJECT DATE | CHECKED BY |
| DECEMBER 2024 | LJ |

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C4


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## UTILITIES LEGEND

- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- STM — EXISTING STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- STM — PROPOSED STORM SEWER

## TOPOGRAPHY LEGEND

- EXISTING 10 FT CONTOUR
- EXISTING 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- EXISTING VEGETATION TO REMAIN

GRAPHIC SCALE

120 0 60 120 240 360

( IN FEET )
1 inch = 120 ft.

EXISTING 18" SANITARY

NEW 8" SANITARY (TYP.)

NEW 8" DIP WATER MAIN (TYP.)

NEW 8" DIP WATER MAIN (TYP.)

PROPOSED PUMP STATION

NEW 16" DIP WATER MAIN IN EXCLUSIVE 30' W/E

EX. 30" DIP WATER MAIN

EX. 30" DIP WATER MAIN

EX. 30" DIP WATER MAIN

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
WB FOUR, LLC

UNPLATTED
OWNER:
KANSAS CITY
BOARD OF PARKS & RECREATION

UNPLATTED
OWNER:
MC CORKLE PARK LP

PHASE 1

PHASE 2

PHASE 3

TRACT A STORM WATER DETENTION

TRACT G STORM WATER DETENTION

TRACT J PARKLAND

TRACT K PARKLAND

TRACT C

TRACT D

TRACT E

TRACT F

CADENCE VILLAS – SECOND PLAT

CADENCE VILLAS

CADENCE VILLAS FIRST PLAT

TREE MASS

*POINT OF BEGINNING*
*SE. CORNER, SE. 1/4, SECTION 28-52-33*
*SW. CORNER, SW. 1/4, SECTION 27-52-33*

*S. LINE, SE. 1/4, SECTION 28-52-33*

*N. LINE, SW. 1/4, SECTION 27-52-33*

*NW. 108TH STREET*

*N. PLATTE PURCHASE DRIVE*

*N. PLATTE PURCHASE DRIVE*

*NE. CORNER, SE. 1/4, SECTION 28-52-33*

*NW. CORNER, SW. 1/4, SECTION 27-52-33*

N00°24'56"E 2637.87'

S00°31'57"W 1573.31'

S88°28'03"E 40.00'

S00°31'57"W 55.19'

S00°38'53"E 22.50'

S00°31'57"W 34.00'

N89°21'23"E 88.84'

S21°55'20"E 48.42'

S17°36'07"W 43.66'

R=725.00'
L=368.14'

R=625.00'
L=125.55'

N89°21'23"E 1192.22'

S89°21'23"W 1192.22'

S00°31'57"W 1523.61'

S00°31'57"W 1523.61'

## REVISIONS

| NO. | DATE: | DESCRIPTION: | REVISED BY: | CHECKED BY: |
|---|---|---|---|---|
| 1 | 1/10/25 | REVIEW COMMENTS | JKR | LV |
| 2 | 2/21/25 | REVIEW COMMENTS | JKR | LV |
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# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

## GRADING & UTILITY PLAN


*R.L. Buford & Associates Engineering, LLC*
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14065, PARKVILLE, MO. 64152 (816) 741-6152


| | |
|---|---|
| SEC-TWP-RGE: | 28-52N-33W |
| PLAT NO. | 1 |
| COUNTY | PLATTE |
| CHECKED BY | LV |
| DRAWN BY | JKR |
| JOB NO. | P-23337 |
| DECEMBER 2024 | |

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C5

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MATCH LINE - SHEET 7

MATCH LINE - SHEET 6

MATCH LINE - SHEET 7

MATCH LINE - SHEET 6

DEVELOPER SHALL POST SIGN STATING:

"FUTURE THROUGH STREET TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS"

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

PHASE 1

TRACT "A"
STORM WATER DETENTION
79735 S.F.
1.83 AC.

TRACT "B"
PARKLAND
22783 S.F.
0.52 AC.

TRACT C
P.O.S. & L/E
18645 S.F.
0.43 AC.

NW. 105TH TERRACE

NW. 105TH STREET

NW. 104TH TERR.

N. DELTA AVENUE

N. AMES AVENUE

N. PLATTE PURCHASE DRIVE

MONUMENT SIGN

EX. 5' SIDEWALK

EX. 30" DIP. WATER MAIN

10' ADDITIONAL RIGHT OF WAY TO BE DEDICATED

S. LINE, SE. 1/4, SECTION 28-52-33
S89°25'47"W
1323.61'

E. LINE, SE. 1/4, SECTION 28-52-33
S00°34'13"E
1323.61'

POINT OF BEGINNING
SE. CORNER, SE. 1/4, SECTION 28-52-33
SW. CORNER, SW. 1/4, SECTION 27-52-33

PROPOSED 8" SANITARY

PROPOSED 10' CONCRETE TRAIL

EXISTING 10' TRAIL

EX. 18" SANITARY

UNPLATTED
OWNER:
KANSAS CITY
BOARD OF PARKS & RECREATION

CADENCE VILLAS - SECOND PLAT

TRACT C

GRAPHIC SCALE
120 0 60 120 240 360
( IN FEET )
1 inch = 120 ft.

NOTE:
ACCESS TO TRACTS A-L SHALL NOT BE OBSTRUCTED BY FENCE WALL OR LOCKED GATE.

REVISIONS

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# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT - 1 OF 3


R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152


| | |
|---|---|
| SEC.-TWP.-RGE. | 28-52N-33W |
| PLAT DATE | DECEMBER 2024 |
| JOB NO. | P-23337 |
| COUNTY | PLATTE |
| CHECKED BY | LJY |
| DRAWN BY | JKR |

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
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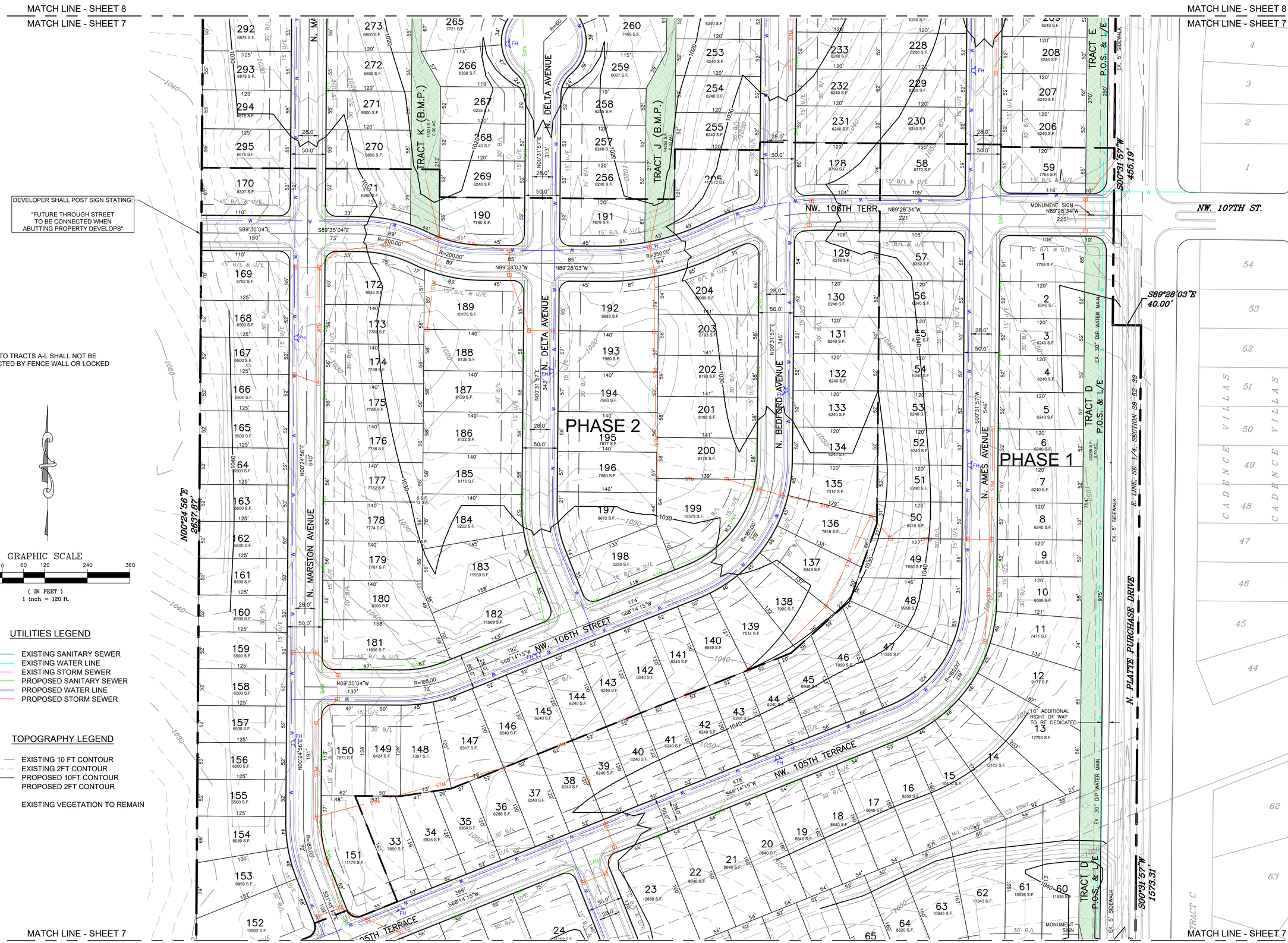


REVISIONS

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| 1 | 1/10/25 | REVIEW COMMENTS | JKR | LV |
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# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT - 2 OF 3


R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
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P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


FOR WILLIAM T. MANN REVOCABLE TRUST

SEC.-TWP.-RGE. 28-52N-33W | COUNTY PLATTE | JOB NO. P-23337
PLAN DATE DECEMBER 2024 | CHECKED BY LV | DRAWN BY JKR

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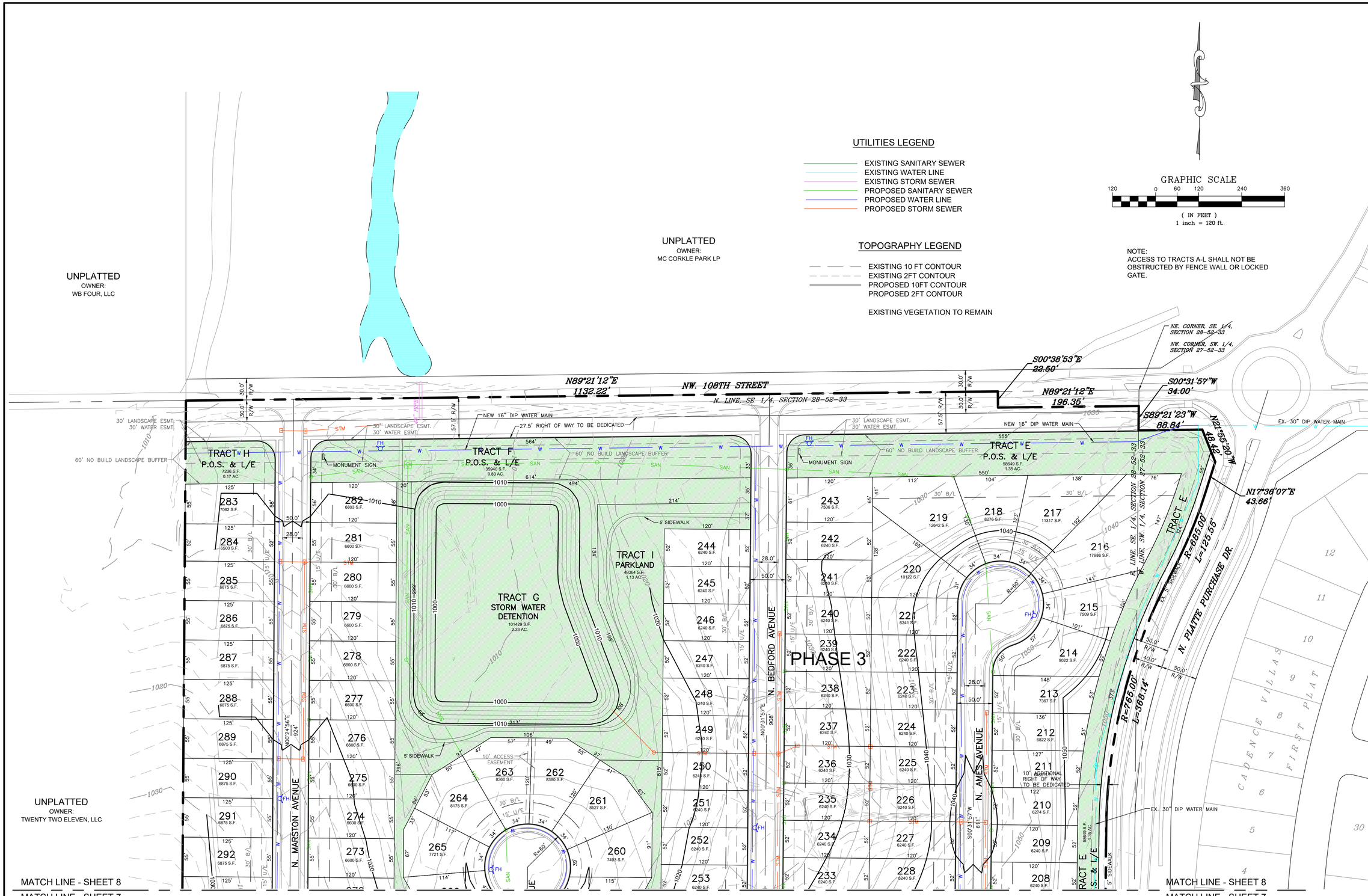


REVISIONS

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# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT 3 OF 3

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
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| SEC.-TWP.-RGE. 28-52N-33W | COUNTY PLATTE | JOB NO. P-23337 | |
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FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C8

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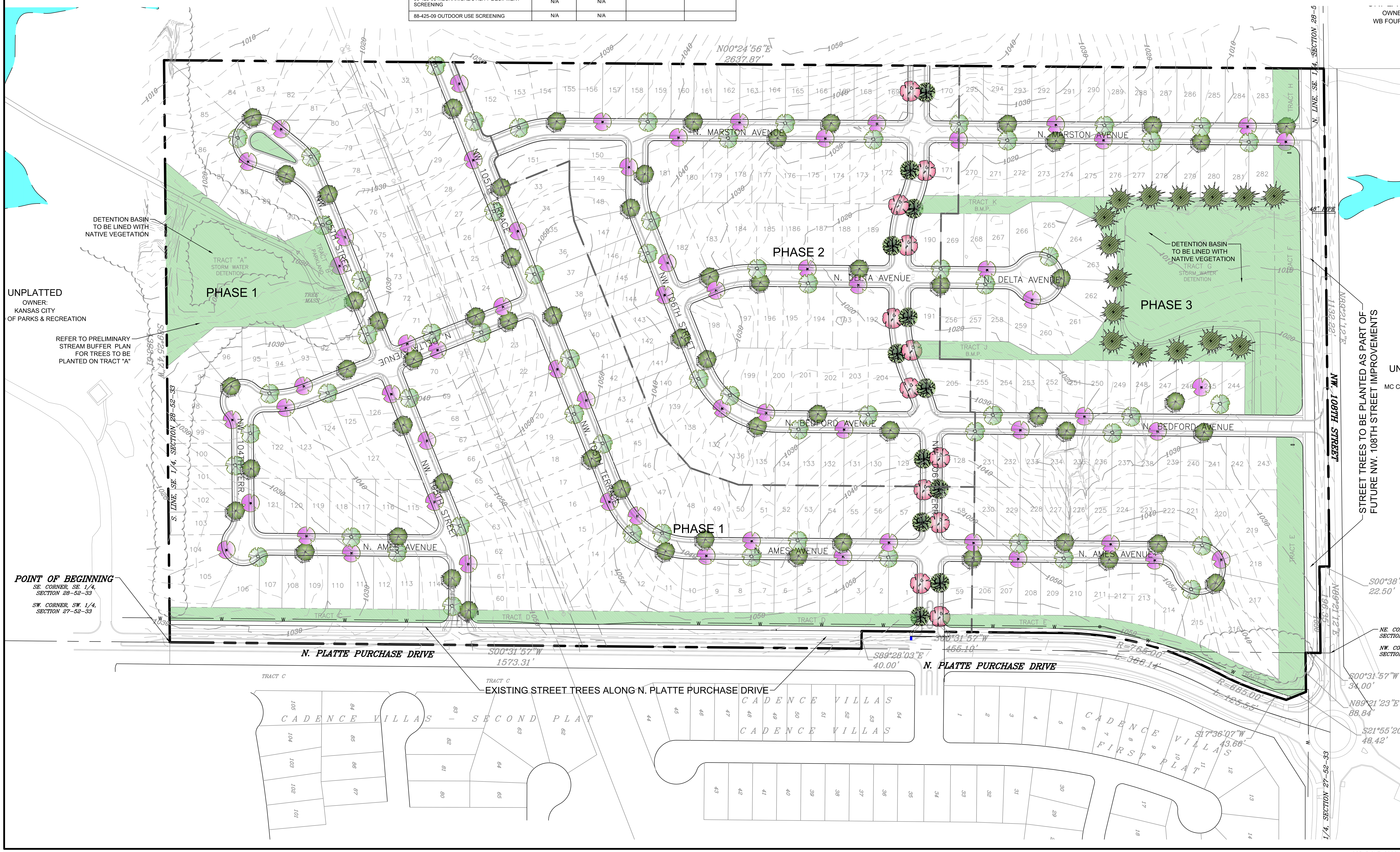
## TABLE 3 - LANDSCAPE REQUIREMENTS

| 88-425 - LANDSCAPE REQUIREMENTS | REQUIRED | PROPOSED | ALTERNATIVE REQUESTED? | APPROVED |
|---|---|---|---|---|
| 88-425-03 STREET TREES | 133 | 201 | | |
| 88-425-04 GENERAL | N/A | N/A | | |
| 88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS | N/A | N/A | | |
| BUFFER WIDTH | N/A | N/A | | |
| TREES | N/A | N/A | | |
| SHRUBS/WALL/BERM | N/A | N/A | | |
| ADJACENT TO RESIDENTIAL ZONES | | | | |
| BUFFER WIDTH | N/A | | | |
| SHRUBS/WALL/BERM | N/A | | | |
| 88-425-06 INTERIOR VEHICULAR USE AREA | N/A | N/A | | |
| INTERIOR AREA | N/A | N/A | | |
| TREES | N/A | N/A | | |
| SHRUBS | N/A | N/A | | |
| 88-425-07 PARKING GARAGE SCREENING | N/A | N/A | | |
| 88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING | N/A | N/A | | |
| 88-425-09 OUTDOOR USE SCREENING | N/A | N/A | | |

## LANDSCAPE SCHEDULE

| SYMBOL | QTY. | BOTANICAL NAME | COMMON NAME | MIN. ROOT | MIN. SIZE | CAL. / HT. |
|---|---|---|---|---|---|---|
| OVERSTORY TREES | | | | | | |
| | 12 | QUERCUS RUBRO | NORTHERN RED OAK | | | 2" |
| | 12 | ACER x TRUNCATUM "WARRENRED" | PACIFIC SUNSET MAPLE | | | 2" |
| | 27 | PINUS STROBUS | WHITE PINE | | | 6' HT. |
| ORNAMENTAL TREES | | | | | | |
| | 59 | CERCIS CANODENSIS | EASTERN REDBUD | | | 2" |
| | 60 | CORNUS FLORIDA | FLOWERING DOGWOOD | | | 2" |
| | 58 | ACER RUBRUM (ARMSTRONG) | RED MAPLE, ARMSTRONG | | | 2" |

**PLANT SPECIES SHALL BE NATIVE TO MISSOURI**

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| 1 | 1/10/25 | REVIEW COMMENTS | JKR | LV |
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# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

# PRELIMINARY STREETSCAPE PLAN


R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
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rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


| SEC.-TWP.-RGE. | COUNTY | JOB NO. |
|---|---|---|
| 28-52N-33W | PLATTE | P-23337 |
| PLAN DATE | CHECKED BY | DRAWN BY |
| DECEMBER 2024 | LV | JKR |

FOR
WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C9

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## MITIGATION DATA

| TREE CANOPY REMOVED (AC.) | PRESERVED TREE CANOPY OUTSIDE STREAM BUFFER (AC.) | STREAM BUFFER UNDISTURBED (AC.) | CALIPER INCHES OF TREES PROVIDED PER 88-425 | CALIPER INCHES OF TREES REQUIRED FOR MITIGATION |
|---|---|---|---|---|
| 2.4 | 1.1 | 0.0 | 402 | -334 |

GRAPHIC SCALE

120 0 60 120 240 360

( IN FEET )
1 inch = 120 ft.

### TOPOGRAPHY LEGEND

- EXISTING 10 FT CONTOUR
- EXISTING 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED

NOTES:
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

2. REFER TO LANDSCAPE PLAN FOR TREES REQUIRED TO MEET REQUIREMENTS FOR LANDSCAPE AND SCREENING PER 88-425.

REVISIONS

| NO. | DATE: | DESCRIPTION: | REVISED BY: | CHECKED BY: |
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# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

# TREE PRESERVATION & MITIGATION PLAN


R.L. Buford & Associates Engineering, LLC
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rob@rlbuford.com
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|---|---|
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FOR WILLIAM T. MANN REVOCABLE TRUST

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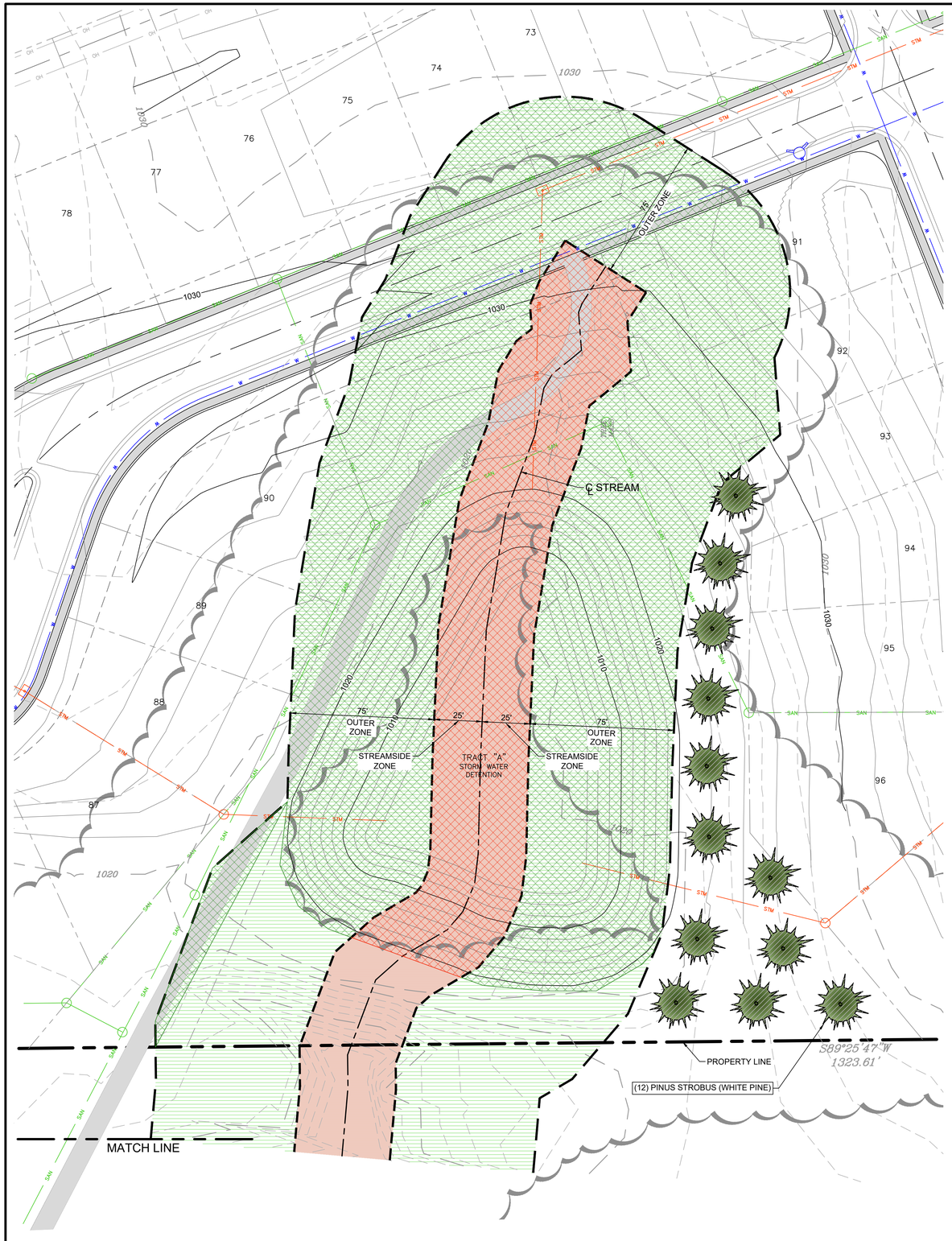



## STREAM BUFFER DESIGN TABLE

| ZONE | EXISTING (AC.) | DISTURBED (AC.) | MITIGATION (AC.) |
|---|---|---|---|
| STREAMSIDE ZONE | 0.55 | 0.49 | 0.49 |
| MIDDLE ZONE | 0.06 | 0.01 | 0.01 |
| OUTER ZONE | 2.01 | 1.72 AC. OR 86% | 1.72 |
| TOTAL | 2.62 | 2.22 | 2.22 |

MITIGATION RATE 1.5:1 OUTERZONE = 1.72 (2.58 AC.)
MITIGATION RATE 4:1 STREAMSIDE/MIDDLE ZONE = 0.50 ACRES (2.00 AC.)
MITIGATION REQUIRED = 4.58 ACRES
MITIGATION AREA PROVIDED = 0.39 ACRES

DENOTES TREE TO BE PLANTED

## STREAM BUFFER NOTES:

1. A FINAL STREAM BUFFER PLAN SHALL BE PROVIDED FOR EACH PHASE WHEN APPLICABLE. THIS PLAN INCLUDES:
   a) BUFFER ZONES DETERMINED PER SECTION 88-415-03
   b) FINAL IMPACTS AND MITIGATION PER SECTION 88-415-05
2. FINAL STREAM BUFFER PLANS SHALL FOLLOW ALL REGULATIONS OF SECTION 88-415.
3. DETERMINED OUTER ZONE SHALL BE A MIN. 75' PLUS AREAS OF MATURE RIPARIAN VEGETATION AND/OR SLOPES EXCEEDING 12% TO A MAXIMUM OF 150' IF UNDISTURBED OR 250' IF DISTURBED.

### EXISTING LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE

### DISTURBED LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE

## PRELIMINARY STREAM BUFFER CALCULATIONS:

### STREAM SIDE ZONE:

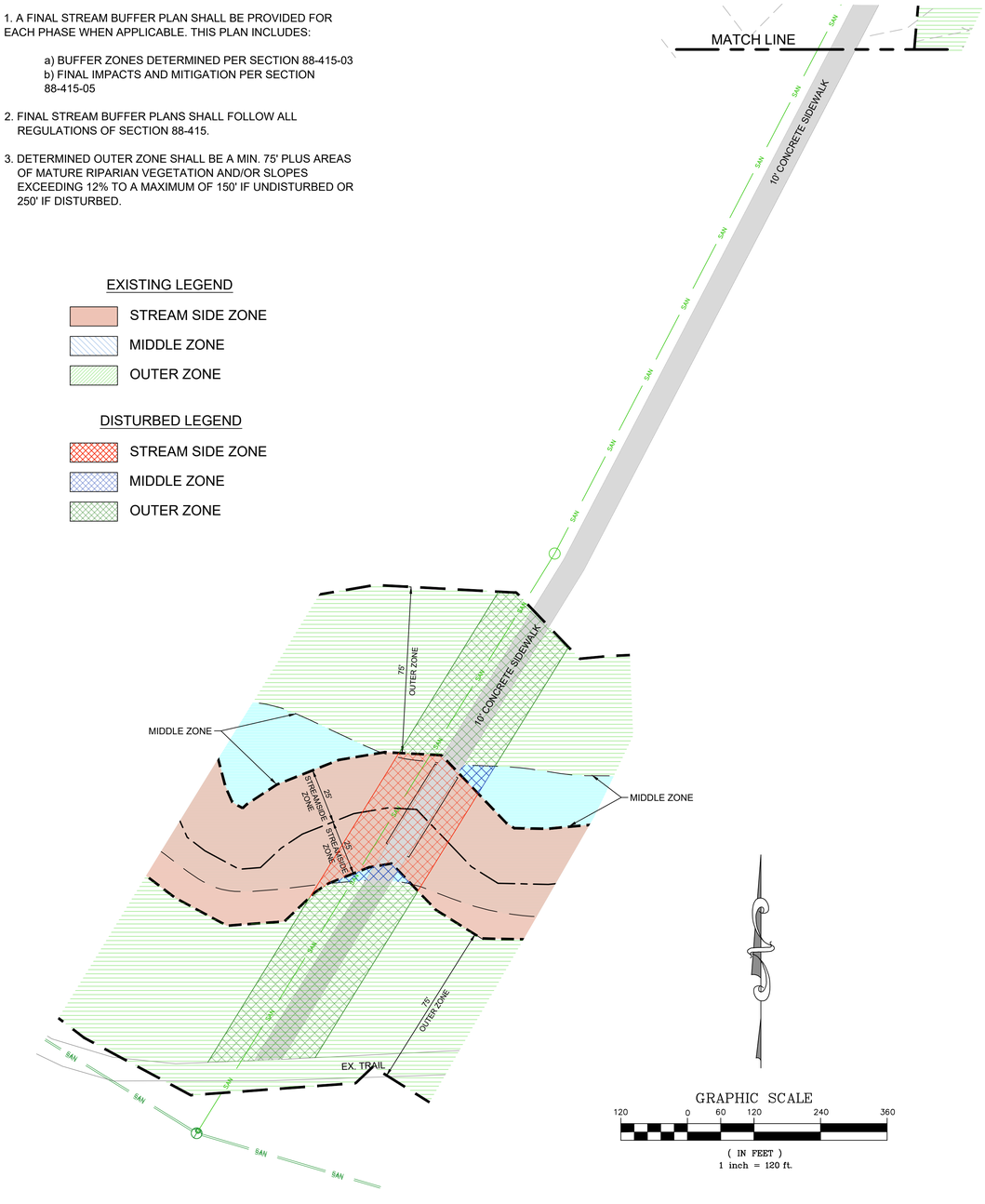
TOTAL STREAM SIDE ZONE: 0.50 AC.
DISTURBED AREA: 0.49 AC. - DETENTION GRADING & UTILITY CROSSING

### MIDDLE ZONE:

TOTAL MIDDLE ZONE: 0.06 AC.
DISTURBED AREA: 0.01 AC.

### OUTER ZONE:

TOTAL OUTER ZONE AREA: 2.01 AC.
DISTURBED AREA: 1.72 AC. OR 86% OF TOTAL OUTER ZONE




GRAPHIC SCALE
120 0 60 120 240 360
( IN FEET )
1 inch = 120 ft.

REVISIONS

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# MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

# PRELIMINARY STREAM BUFFER PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
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P.O. BOX 14065, PARKVILLE, MO. 64152 (816) 741-6152

| SEC.-TWP.-RGE. | JOB NO. |
|---|---|
| 27 & 28-52N-33W | P-23337 |
| PLAT OF SEC. | COUNTY |
| | PLATTE |
| DECEMBER 2024 | CHECKED BY |
| | LV |
| | DRAWN BY |
| | JKR |

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
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