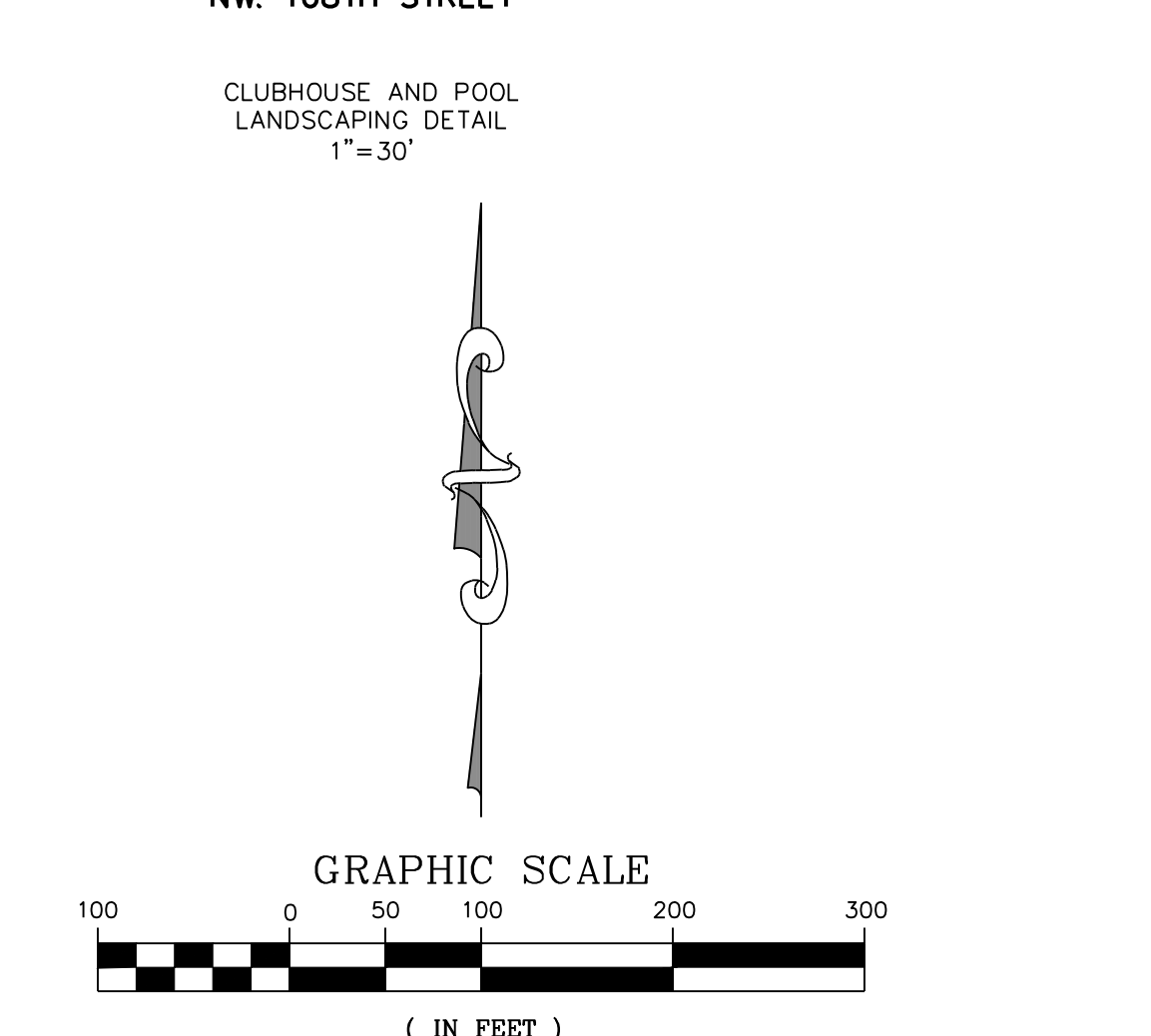
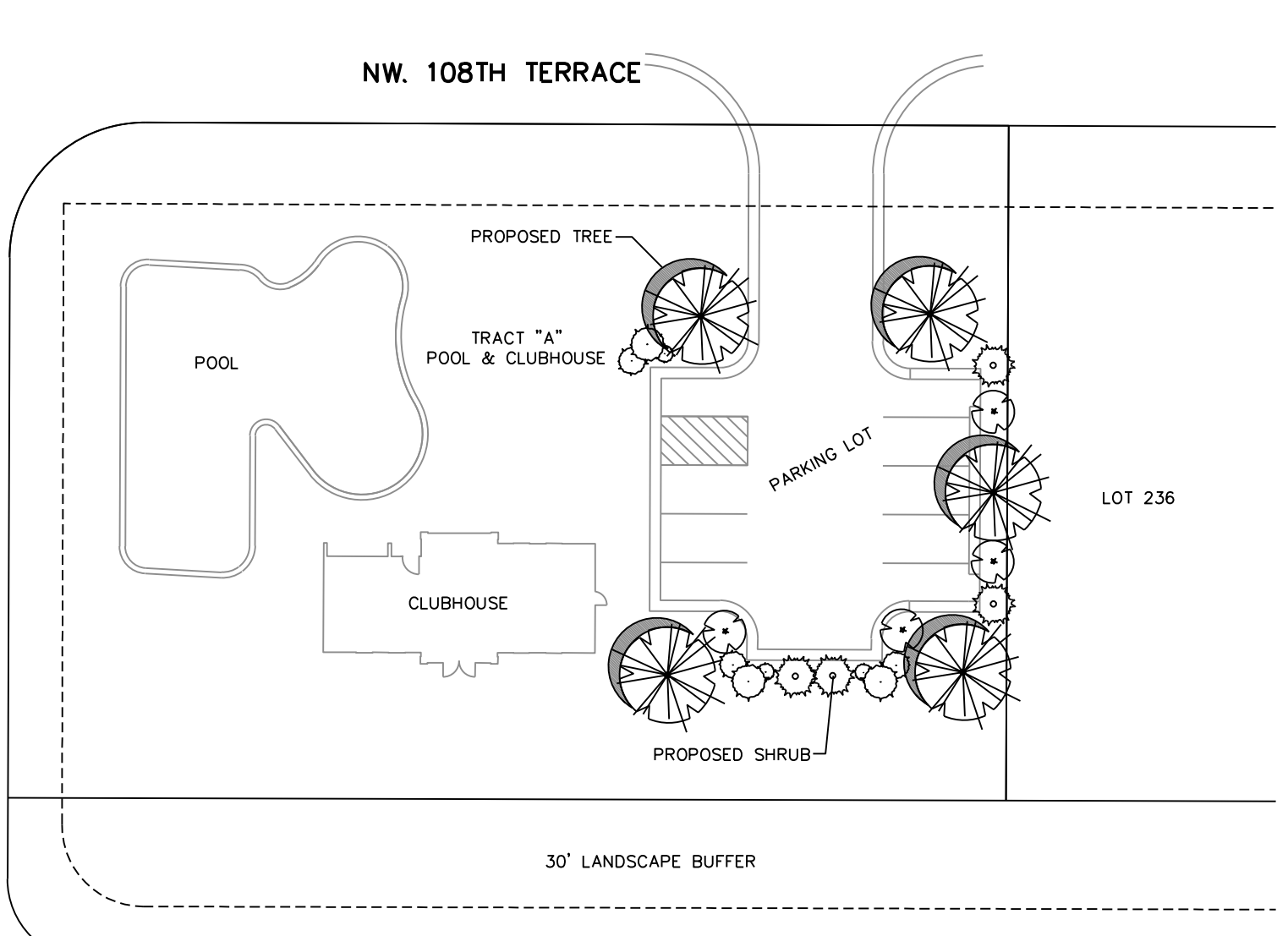
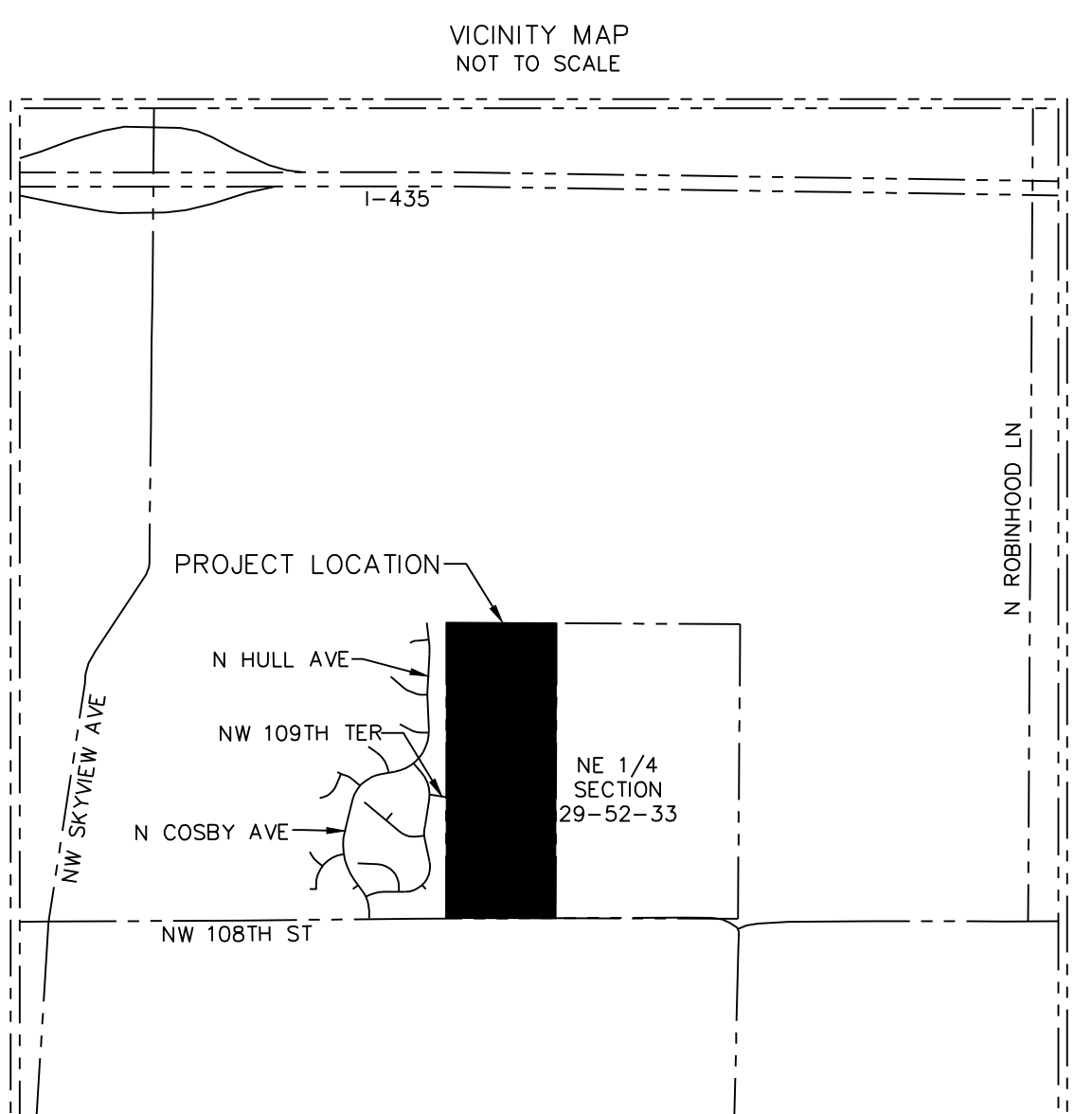


PROPERTY DESCRIPTION
 ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°05'10"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2640.06 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°44'37"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 984.48 FEET; THENCE S00°12'51"W, A DISTANCE OF 2638.39 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N89°50'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 978.57 FEET TO THE POINT OF BEGINNING.



DEVELOPMENT PLAN NOTES

NOTES:

- CONTOURS ARE SHOWN AT 2 FOOT INTERVALS ON EXISTING CONDITIONS PLANS.
- SANITARY SEWER IS LOCATED ON THE WEST LINE ABOUT TWO THIRDS OF THE WAY UP THE WEST LINE FROM THE SOUTH.
- A 24 INCH MAIN IS LOCATED TO THE WEST AND WILL BE EXTENDED TO THE EAST FOR THIS PROJECT. THERE IS ALSO AN 8 INCH MAIN IN 109TH STREET THAT WILL BE CONNECTED TO THE LOOP OF THE MAIN.
- ALL PROPOSED NEIGHBORHOOD SIGNAGE SHALL CONFORM TO 88-445 AND SHALL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION.
- THE DEVELOPER SHALL SUBMIT AN AFFIDAVIT, COMPLETED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MISSOURI, VERIFYING THAT ALL LANDSCAPING REQUIRED OF THE APPROVED PLAN HAS BEEN INSTALLED IN ACCORDANCE WITH THE PLAN AND IS HEALTHY PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL DRIVEWAYS SHALL CONFORM TO 88-420-12.

BUILDING USES:
 RESIDENTIAL SINGLE FAMILY
 PARKING REQUIREMENTS: REQUIRED 1, PROVIDED 2 (GARAGE)

PHASING:
 THIS WILL BE BUILT IN 7 PHASES

SUMMARY OF INFORMATION:

- A) EXISTING ZONING = R-7.5, PROPOSED ZONING = R-7.5
- B) TOTAL LAND AREA = 59.47 ACRES
- C) LAND AREA FOR PROPOSED STREET RIGHT OF WAY = 13.93 ACRES
- D) NET LAND AREA = 33.37 ACRES
- E) PROPOSED USE = RESIDENTIAL
- F) HEIGHT OF BUILDINGS OR STRUCTURES = 35 FOOT HEIGHT
- G) GROSS FLOOR AREA = 1500 SQUARE FEET (FIRST FLOOR APPROXIMATELY)
- H) BUILDING COVERAGE AND FLOOR AREA RATIO = 35%
- I) NET DENSITY = 7.52 UNITS PER ACRE
- J) RATIO OF REQUIRED PARKING SPACES = REQUIRED 1 - PROVIDED 2 EACH BUILDING
- K) RATIO OF REQUIRED NUMBER OF SHORT & LONG TERM BICYCLE PARKING = N/A
- L) COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE = SEE TABLE
- M) AMENDMENTS = NOT APPLICABLE

PARKLAND REQUIRED:
 SINGLE FAMILY UNITS X 3.7 X .006 = ACRES OF PARKLAND
 251 X 3.7 X .006 = 5.57 ACRES

PRIVATE OPEN SPACE: TRACTS A, C, K & L CONTAINS 2.02 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 251 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 5.57 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. THE FOLLOWING TRACTS WILL INCLUDE POOL, DOG PARK AND PICKLEBALL COURT.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$_____ IN LIEU OF THE REMAINING PARKLAND (3.55 AC.) DEDICATING FOR 251 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

SETBACKS AND EASEMENTS MINIMUM (SEE DEVIATION TABLE):
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 5'
 SIDE YARD SETBACK (STREET) = 15'
 REAR YARD SETBACK = 25'
 FRONT YARD STANDARD U/E = 10'
 LOT AREA=5,000 SQUARE FEET MINIMUM

UNPLATTED
 OWNER:
 FARM I PARTNERSHIP
 4500 NW 108TH STREET
 KANSAS CITY, MO 64154

SIGN STATING:
 FUTURE THROUGH STREET
 TO BE CONNECTED WHEN
 ABUTTING PROPERTY DEVELOPS

NOTE: PHASING IS APPROXIMATE AND MAY CHANGE DUE TO DEMAND. THEREFORE, PHASES MAY BE PLATTED IN ANY ORDER.

PHASE #	LOTS	TRACTS	GROSS ACRES	PROPOSED CONST.	R/W AREA (AC.)	LAND USE	P.O.S. DETENTION/TRACT	PARKLAND/TRACT (AC.)	NET AREA (AC.)	GROSS DENSITY	NET DENSITY
1	58	4	14.69	FALL 2022	6.31	SINGLE FAMILY	0.74 / "E,F&G"	0.52 / "A"	6.79	3.95	8.15
2	55	4	8.83	SPRING 2024	2.04	SINGLE FAMILY			6.79	6.23	8.10
3	44	4	14.88	SUMMER 2025	2.01	SINGLE FAMILY	6.01 / "B,H"	1.31 / "K&L"	5.55	2.96	7.93
4	29	3	6.00	SPRING 2026	1.35	SINGLE FAMILY	0.08 / "H&K"	0.19 / "C"	4.83	4.83	6.82
5	26	2	7.37	SUMMER 2027	0.93	SINGLE FAMILY	3.06 / "D&J"		3.38	3.53	7.69
6	23	4	4.26	SPRING 2028	0.85	SINGLE FAMILY			3.41	5.40	6.74
7	16	2	3.43	SUMMER 2029	0.44	SINGLE FAMILY	0.62 / "G&I"		2.37	4.66	6.75
TOTAL	251	15	59.47		13.93	SINGLE FAMILY	10.51	2.02	33.01	4.22	7.60

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 Z:\A-PLATTE COUNTY\IP-22084 TIFFANY MEADOWS 108TH STREET\dwg\IP-22084_MASTER_LAYOUT.dwg 3/22/2022 7:53:24 PM CDT

R.L. Buford & Associates, 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

FOR DAM, LLC

SEC.-TWP.-RGE. COUNTY JOB NO.
 29-52-33 PLATTE P-22084

DATE FIELD BOOK
 03/23/2022

SITE DEVELOPMENT PLAN & PRELIMINARY PLAT DRAWN BY R.G.V.

DEVELOPMENT PLAN/PRELIMINARY PLAT
 FOR
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS

NO.	DATE	DESCRIPTION	REVISED BY:
1	5/20/2022	PRELIMINARY PLAT COMMENTS	JKR
2			
3			
4			
5			
6			
7			

SHEET 1 OF 7

Lot Number	Area	Width AT b/l	Depth	Front yard	Rear yard	side yard	Corner
R-7.5 zoning Required	7500	50	150	25% (30)	25% (30)	10% (8)	15
Lot Number							
1	Proposed Calculated Deviation	5000 50 NA	128 25 32	25 25 5	5 5 0	10 15 -5	
2	Proposed Calculated Deviation	5000 50.1 NA	128 25 5	25 25 5	5 5 0	0 0 0	
3	Proposed Calculated Deviation	5000 50.1 NA	115 25 28.75	25 25 3.75	5 5.01 0	0 0 0	
4	Proposed Calculated Deviation	5000 50.1 NA	122 25 30.5	25 25 5	5 5.01 0	0 0 0	
5	Proposed Calculated Deviation	5000 50 NA	130 25 5	25 25 5	5 5.01 0	0 0 0	
6	Proposed Calculated Deviation	5000 50 NA	127 25 31.75	25 25 5	5 5 0	0 0 0	
7	Proposed Calculated Deviation	5000 50 NA	127 25 31.75	25 25 5	5 5 0	0 0 0	
8	Proposed Calculated Deviation	5000 50 NA	127 25 31.75	25 25 5	5 5 0	0 0 0	
9	Proposed Calculated Deviation	5000 50 NA	127 25 31.75	25 25 5	5 5 0	0 0 0	
10	Proposed Calculated Deviation	5000 50 NA	128 25 32	25 25 5	5 5 0	0 0 0	
11	Proposed Calculated Deviation	5000 50 NA	128 25 32	25 25 5	5 5 0	0 0 0	
12	Proposed Calculated Deviation	5000 50 NA	128 25 32	25 25 5	5 5 0	0 0 0	
13	Proposed Calculated Deviation	5000 50 NA	128 25 32	25 25 5	5 5 0	0 0 0	
14	Proposed Calculated Deviation	5000 50.7 NA	128 25 32	25 25 5	5 5 0	0 0 0	
15	Proposed Calculated Deviation	5000 50 NA	128 25 32	25 25 5	5 5.07 0	0 0 0	
16	Proposed Calculated Deviation	5000 51.5 NA	136 25 34	25 25 5	5 5 0	0 0 0	
17	Proposed Calculated Deviation	5000 56.1 NA	157 25 39.25	25 25 5.15	5 5 0	0 0 0	
18	Proposed Calculated Deviation	5000 61.1 NA	179 25 44.75	25 25 5.61	5 5 15	10 15 -5	
19	Proposed Calculated Deviation	5000 58 NA	103 25 25.75	25 25 0.75	5 6.11 -5	10 15 -5	
20	Proposed Calculated Deviation	5000 50 NA	103 25 25.75	25 25 0.75	5 5.8 0	0 0 0	
21	Proposed Calculated Deviation	5000 50 NA	103 25 25.75	25 25 0.75	5 5 0	0 0 0	
22	Proposed Calculated Deviation	5000 51.3 NA	103 25 25.75	25 25 0.75	5 5 0	0 0 0	
23	Proposed Calculated Deviation	5000 50 NA	104 25 26	25 26 1	5 5.13 0	0 0 0	
24	Proposed Calculated Deviation	5000 55.5 NA	121 25 30.25	25 25 5	5 5 0	0 0 0	
25	Proposed Calculated Deviation	5000 50 NA	118 25 29.5	25 25 4.5	5 5.55 0	0 0 0	
26	Proposed Calculated Deviation	5000 115 NA	126 25 31.5	25 25 5	5 5 0	0 0 0	
27	Proposed Calculated Deviation	5000 58 NA	101 25 25.25	25 25 0.25	5 11.5 0	0 0 0	
28	Proposed Calculated Deviation	5000 50 NA	101 25 25.25	25 25 0.25	5 5.8 0	0 0 0	
29	Proposed Calculated Deviation	5000 68 NA	112 25 28	25 28 3	5 10 -5	15 15 -5	
30	Proposed Calculated Deviation	5000 53 NA	112 25 28	25 28 3	5 6.8 0	0 0 0	
31	Proposed Calculated Deviation	5000 53 NA	112 25 28	25 28 3	5 5.3 -5	10 15 -5	
32	Proposed Calculated Deviation	5000 53 NA	112 25 28	25 28 3	5 5.3 0	0 0 0	
33	Proposed Calculated Deviation	5000 66 NA	112 25 28	25 28 3	5 5.3 -5	10 15 -5	
34	Proposed Calculated Deviation	5000 66 NA	103 25 25.75	25 25 0.75	5 6.6 0	0 0 0	
35	Proposed Calculated Deviation	5000 53 NA	103 25 25.75	25 25 0.75	5 6.6 0	0 0 0	
36	Proposed Calculated Deviation	5000 53 NA	103 25 25.75	25 25 0.75	5 5.3 0	0 0 0	
37	Proposed Calculated Deviation	5000 53 NA	103 25 25.75	25 25 0.75	5 5.3 0	0 0 0	
38	Proposed Calculated Deviation	5000 68 NA	103 25 25.75	25 25 0.75	5 5.3 -5	10 15 -5	
39	Proposed Calculated Deviation	5000 140.3 NA	118 25 4.5	25 29.5 4.5	5 6.8 0	0 0 0	

Lot Number	Area	Width AT b/l	Depth	Front yard	Rear yard	side yard	Corner
R-7.5 zoning Required	7500	50	150	25% (30)	25% (30)	10% (8)	15
Lot Number							
40	Proposed Calculated Deviation	5000 50 NA	130 25 5	25 32.5 5	5 32.5 0	0 14.03 0	
41	Proposed Calculated Deviation	5000 50 NA	150 25 5	25 37.5 5	5 37.5 0	0 0 0	
42	Proposed Calculated Deviation	5000 69 NA	105 25 26.25	25 25 1.25	5 5 15	10 15 -5	
43	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 6.9 0	0 0 0	
44	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
45	Proposed Calculated Deviation	5000 65 NA	110 25 27.5	25 25 2.5	5 5 0	0 0 0	
46	Proposed Calculated Deviation	5000 50 NA	102 25 0.5	25 25.5 0.5	5 6.5 0	0 0 0	
47	Proposed Calculated Deviation	5000 50 NA	102 25 0.5	25 25.5 0.5	5 5 0	0 0 0	
48	Proposed Calculated Deviation	5000 50 NA	102 25 0.5	25 25.5 0.5	5 5 0	0 0 0	
49	Proposed Calculated Deviation	5000 50 NA	102 25 5	25 25.5 5	5 5 0	0 0 0	
50	Proposed Calculated Deviation	5000 50 NA	102 25 0.5	25 25.5 0.5	5 5 0	0 0 0	
51	Proposed Calculated Deviation	5000 50 NA	102 25 5	25 25.5 5	5 5 0	0 0 0	
52	Proposed Calculated Deviation	5000 50 NA	102 25 0.5	25 25.5 0.5	5 5 0	0 0 0	
53	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 15 -15	0 0 0	
54	Proposed Calculated Deviation	5000 66 NA	100 25 0	25 25 0	5 5 0	0 0 0	
55	Proposed Calculated Deviation	5000 50 NA	100 25 25	25 25 6.6	5 0 0	0 0 0	
56	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
57	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
58	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
59	Proposed Calculated Deviation	5000 74 NA	100 25 0	25 25 0	5 15 -5	10 15 -5	
60	Proposed Calculated Deviation	5000 50 NA	100 25 -24	25 25 0	5 7.4 0	0 0 0	
61	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
62	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
63	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
64	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
65	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
66	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
67	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
68	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
69	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
70	Proposed Calculated Deviation	5000 74 NA	100 25 0	25 25 0	5 15 -5	10 15 -5	
71	Proposed Calculated Deviation	5000 76 NA	100 25 -24	25 25 0	5 7.4 -5	10 15 -5	
72	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 7.6 0	0 0 0	
73	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
74	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
75	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
76	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
77	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
78	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	

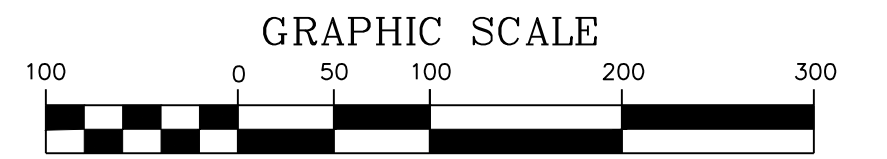
Lot Number	Area	Width AT b/l	Depth	Front yard	Rear yard	side yard	Corner
R-7.5 zoning Required	7500	50	150	25% (30)	25% (30)	10% (8)	15
Lot Number							
79	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
80	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
81	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
82	Proposed Calculated Deviation	5000 76 NA	100 25 0	25 25 0	5 15 -5	10 15 -5	
83	Proposed Calculated Deviation	5000 76 NA	100 25 0	25 25 0	5 7.6 -5	10 15 -5	
84	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 7.6 0	0 0 0	
85	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
86	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
87	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
88	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
89	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
90	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
91	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
92	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
93	Proposed Calculated Deviation	5000 50 NA	100 25 0	25 25 0	5 5 0	0 0 0	
94	Proposed Calculated Deviation	5000 76 NA	100 25 0	25 25 0	5 15 -5	10 15 -5	
95	Proposed Calculated Deviation	5000 60 NA	102 25 -0.5	25 25 -0.5	5 7.6 -5	10 15 -5	
96	Proposed Calculated Deviation	5000 50 NA	102 25 -0.5	25 25 -0.5	5 6 0	0 0 0	
97	Proposed Calculated Deviation	5000 50 NA	102 25 -0.5	25 25 -0.5	5 5 0	0 0 0	
98	Proposed Calculated Deviation	5000 50 NA	102 25 -0.5	25 25 -0.5	5 5 0	0 0 0	
99	Proposed Calculated Deviation	5000 50 NA	102 25 -0.5	25 25 -0.5	5 5 0	0 0 0	
100	Proposed Calculated Deviation	5000 50 NA	102 25 -0.5	25 25 -0.5	5 5 0	0 0 0	
101	Proposed Calculated Deviation	5000 50 NA	102 25 -0.5	25 25 -0.5	5 5 0	0 0 0	
102	Proposed Calculated Deviation	5000 50 NA	102 25 -0.5	25 25 -0.5			

Lot Number	Area	Width AT b/l	Depth	Front yard	Rear yard	side yard	Corner
R-7.5 zoning Required	7500	50	150	25% (30)	25% (30)	10% (8)	15
Lot Number							
156	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	0	0
157	Proposed 5000	55	102	25	25	5	10
	Calculated			25.5	25.5	5	15
	Deviation	2500	0	NA	-0.5	0	-5
158	Proposed 5000	55	100	25	25	5	0
	Calculated			25	25	5.5	0
	Deviation	2500	0	NA	0	-0.5	0
159	Proposed 5000	50	101	25	25	5	0
	Calculated			25.25	25.25	5.5	0
	Deviation	2500	0	NA	-0.25	-0.5	0
160	Proposed 5000	50	101	25	25	5	0
	Calculated			25.25	25.25	5	0
	Deviation	2500	0	NA	-0.25	-0.25	0
161	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
162	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
163	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
164	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
165	Proposed 5000	60	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
166	Proposed 5000	60	105	25	25	5	0
	Calculated			26.25	26.25	6	0
	Deviation	2500	0	NA	-1.25	-1.25	-1
167	Proposed 5000	50	103	25	25	5	0
	Calculated			25.75	25.75	6	0
	Deviation	2500	0	NA	-0.75	-0.75	-1
168	Proposed 5000	52	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
169	Proposed 5000	52	102	25	25	5	0
	Calculated			25.5	25.5	5.2	0
	Deviation	2500	0	NA	-0.5	-0.2	0
170	Proposed 5000	52	103	25	25	5	0
	Calculated			25.75	25.75	5.2	0
	Deviation	2500	0	NA	-0.75	-0.75	-0.2
171	Proposed 5000	52	102	25	25	5	0
	Calculated			25.5	25.5	5.2	0
	Deviation	2500	0	NA	-0.5	-0.5	-0.2
172	Proposed 5000	58	131	25	25	5	0
	Calculated			32.75	32.75	5.2	0
	Deviation	2500	0	NA	-7.75	-7.75	-0.2
173	Proposed 5000	50	116	25	25	5	0
	Calculated			29	29	5.8	0
	Deviation	2500	0	NA	-4	-4	-0.8
174	Proposed 5000	50	137	25	25	5	0
	Calculated			34.25	34.25	5	0
	Deviation	2500	0	NA	-9.25	-9.25	0
175	Proposed 5000	50	111	25	25	5	0
	Calculated			27.75	27.75	5	0
	Deviation	2500	0	NA	-2.75	-2.75	0
176	Proposed 5000	52	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
177	Proposed 5000	52	102	25	25	5	0
	Calculated			25.5	25.5	5.2	0
	Deviation	2500	0	NA	-0.5	-0.5	0
178	Proposed 5000	52	102	25	25	5	0
	Calculated			25.5	25.5	5.2	0
	Deviation	2500	0	NA	-0.5	-0.5	0
179	Proposed 5000	52	102	25	25	5	0
	Calculated			25.5	25.5	5.2	0
	Deviation	2500	0	NA	-0.5	-0.5	0
180	Proposed 5000	61	112	25	25	5	0
	Calculated			28	28	5.2	0
	Deviation	2500	0	NA	-3	-3	0
181	Proposed 5000	50	112	25	25	5	10
	Calculated			28	28	6.1	15
	Deviation	2500	0	NA	-3	-3	-1.1
182	Proposed 5000	50	101	25	25	5	0
	Calculated			25.25	25.25	5	0
	Deviation	2500	0	NA	-0.25	-0.25	0
183	Proposed 5000	50	128	25	25	5	10
	Calculated			32	32	5	15
	Deviation	2500	0	NA	-7	-7	0
184	Proposed 5000	50	129	25	25	5	10
	Calculated			32.25	32.25	5	15
	Deviation	2500	0	NA	-7.25	-7.25	0
185	Proposed 5000	50	104	25	25	5	10
	Calculated			26	26	5	15
	Deviation	2500	0	NA	-1	-1	-5
186	Proposed 5000	50	100	25	25	5	10
	Calculated			25	25	5	15
	Deviation	2500	0	NA	0	0	-5
187	Proposed 5000	50	116	25	25	5	0
	Calculated			29	29	5	0
	Deviation	2500	0	NA	-4	-4	0
188	Proposed 5000	50	116	25	25	5	0
	Calculated			29	29	5	0
	Deviation	2500	0	NA	-4	-4	0
189	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
190	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
191	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
192	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
193	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
194	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
195	Proposed 5000	50	111	25	25	5	0
	Calculated			27.75	27.75	5	0
	Deviation	2500	0	NA	-2.75	-2.75	0

Lot Number	Area	Width AT b/l	Depth	Front yard	Rear yard	side yard	Corner
R-7.5 zoning Required	7500	50	150	25% (30)	25% (30)	10% (8)	15
Lot Number							
196	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	0	0
197	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
198	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
199	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
200	Proposed 5000	50	108	25	25	5	0
	Calculated			27	27	5	0
	Deviation	2500	0	NA	-2	-2	0
201	Proposed 5000	50	108	25	25	5	0
	Calculated			27	27	5	0
	Deviation	2500	0	NA	-2	-2	0
202	Proposed 5000	63	102	25	25	5	10
	Calculated			25.5	25.5	5	15
	Deviation	2500	0	NA	-0.5	-0.5	-5
203	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	6.3	0
	Deviation	2500	-13	NA	-0.5	-0.5	-1.3
204	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
205	Proposed 5000	50	103	25	25	5	0
	Calculated			25.75	25.75	5	0
	Deviation	2500	0	NA	-0.75	-0.75	0
206	Proposed 5000	50	103	25	25	5	0
	Calculated			25.75	25.75	5	0
	Deviation	2500	0	NA	-0.75	-0.75	0
207	Proposed 5000	50	103	25	25	5	0
	Calculated			25.75	25.75	5	0
	Deviation	2500	0	NA	-0.75	-0.75	0
208	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
209	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
210	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
211	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0
	Deviation	2500	0	NA	-0.5	-0.5	0
212	Proposed 5000	50	102	25	25	5	0
	Calculated			25.5	25.5	5	0

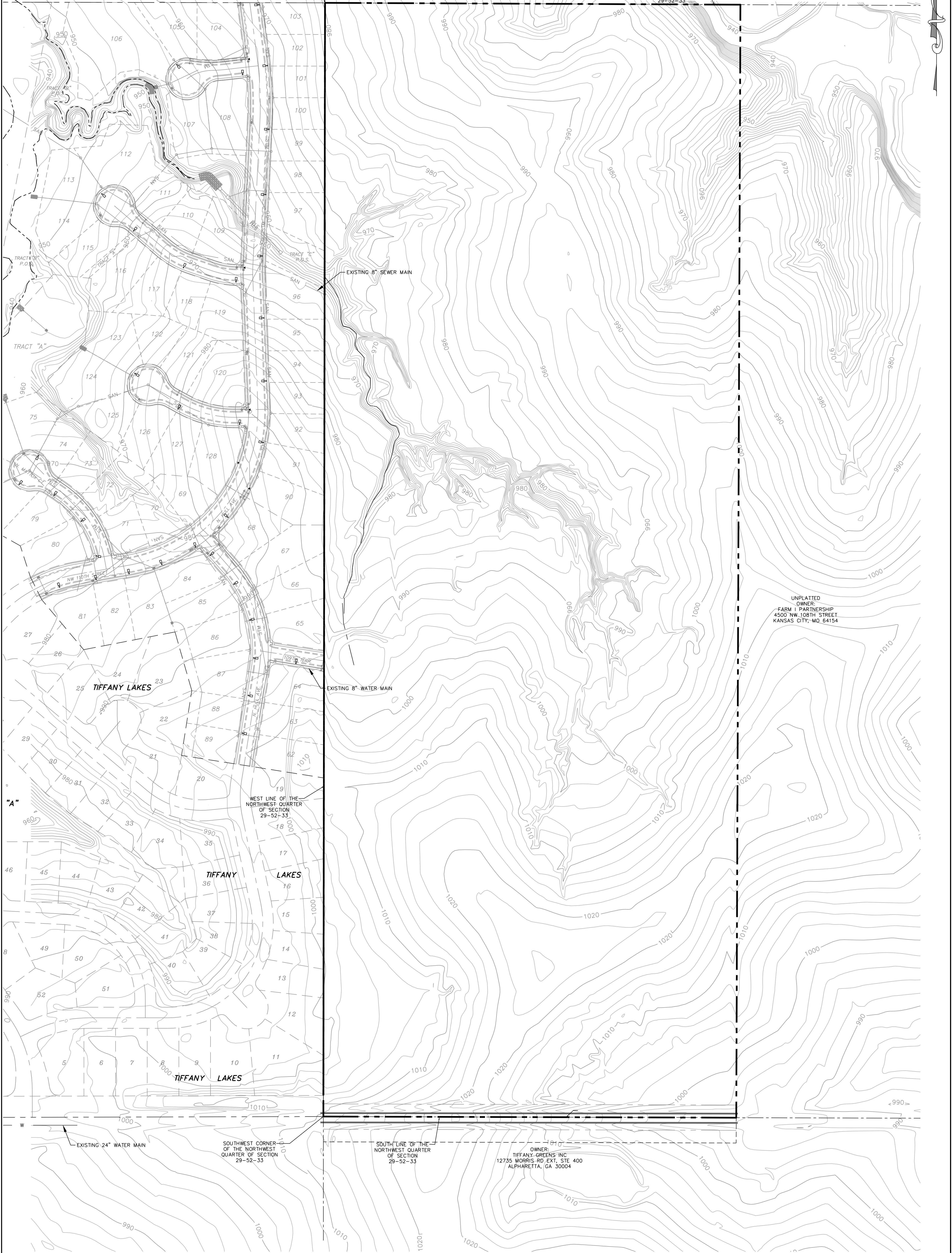
UNPLATTED
OWNER:
J A PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248



NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33



UNPLATTED
OWNER:
FARM I PARTNERSHIP
4500 NW 108TH STREET
KANSAS CITY, MO 64154

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Z:\A-PLATTE COUNTY\22084 TIFFANY MEADOWS 108TH STREET\dwg\22084_MASTER LAYOUT.dwg 3/22/2022 7:53:24 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com

FOR DAM, LLC	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152	SEC.-TWP.-RGE. 29-52-33	COUNTY PLATTE	JOB NO. P-22084
		DATE 03/23/2022	FIELD BOOK	

SITE DEVELOPMENT PLAN & PRELIMINARY PLAT DRAWN BY R.C.V.

EXISTING CONDITIONS
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

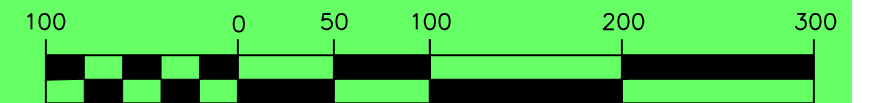
REVISIONS			
NO.	DATE	DESCRIPTION	REVISED BY:
1	5/20/2022	PRELIMINARY PLAT COMMENTS	JKR
2			
3			
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UNPLATTED
OWNER:
J A PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248

GRAPHIC SCALE

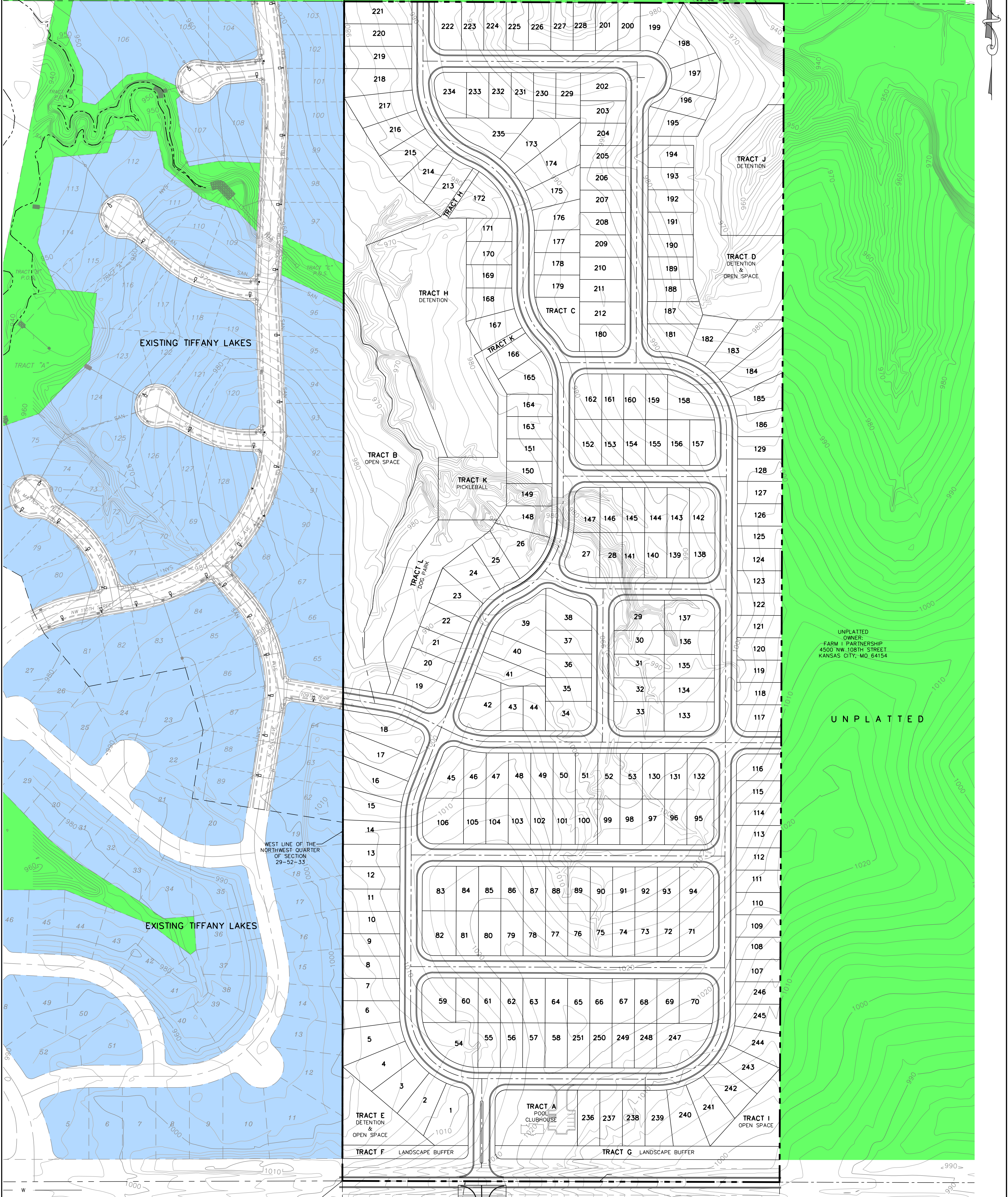


(IN FEET)
1 inch = 100 ft.

NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

UNPLATTED

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33



UNPLATTED
OWNER:
FARM I PARTNERSHIP
4500 NW 108TH STREET
KANSAS CITY, MO 64154

UNPLATTED

SOUTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

SOUTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33

OWNER:
TIFFANY GREENS INC
12735 MORRIS RD EXT, STE 400
ALPHARETTA, GA 30004

PROPOSED TIFFANY GREENS

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R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rbuford.com

FOR	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
DAM, LLC	
SEC.-TWP.-RGE.	COUNTY
29-52-33	PLATTE
DATE	FIELD BOOK
03/23/2022	
JOB NO.	DRAWN BY
P-22084	R.C.V.

CONNECTING DEVELOPMENTS
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS			
NO.	DATE	DESCRIPTION	REVISED BY:
1	5/22/2022	PRELIMINARY PLAT REVISIONS	JKR
2			
3			
4			
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UNPLATTED
OWNER:
J. A. PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

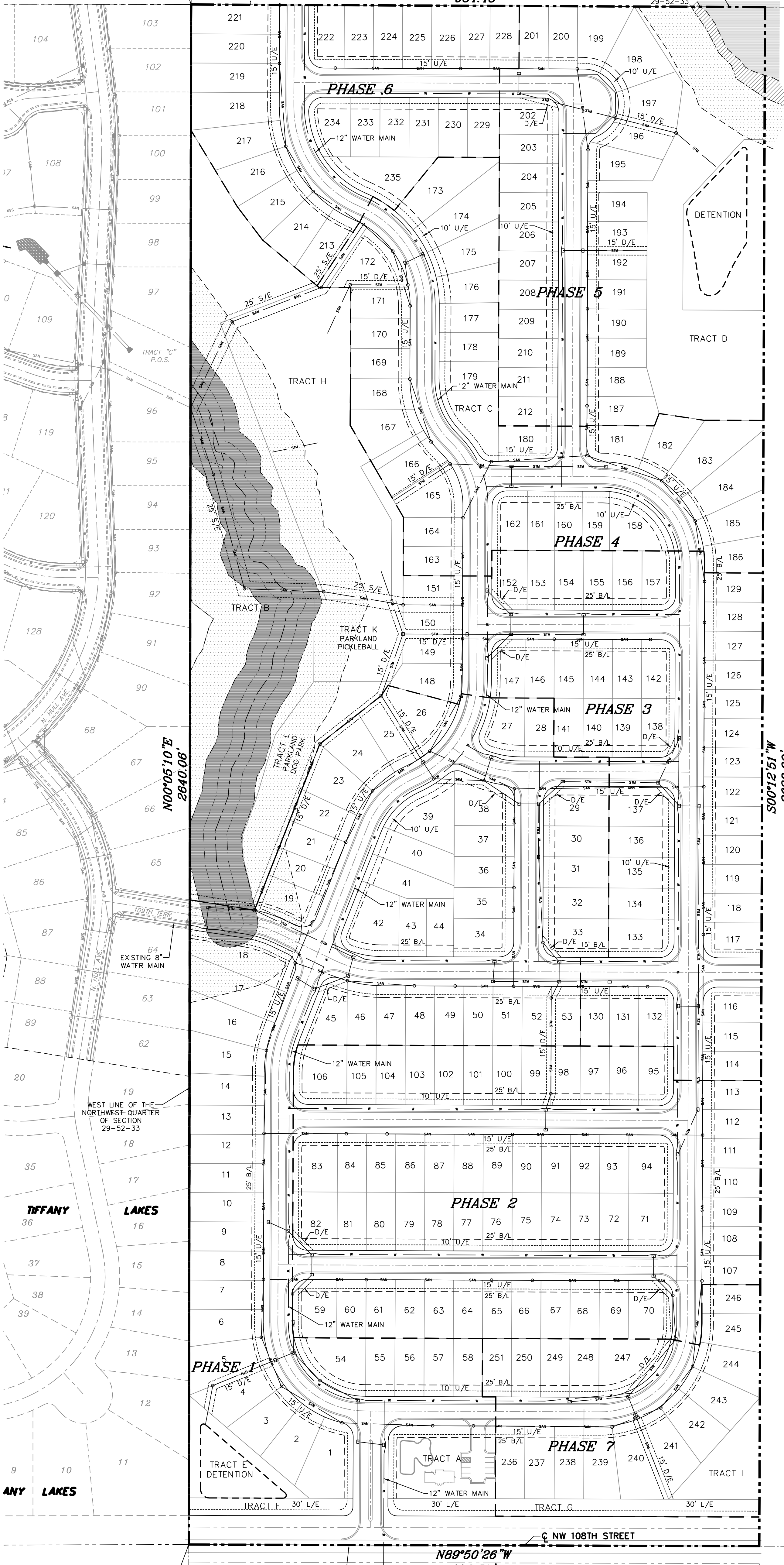
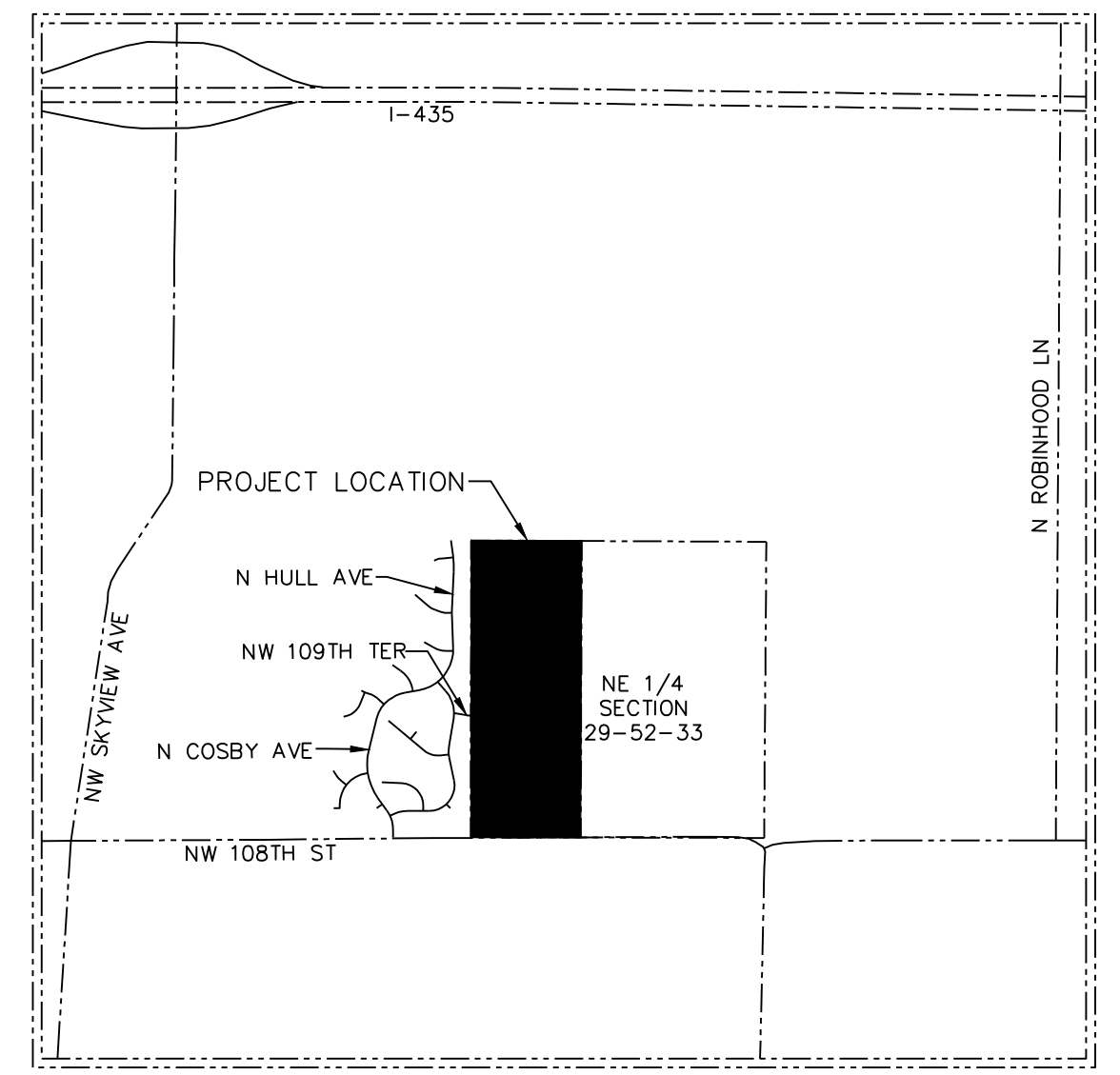
UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248

NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

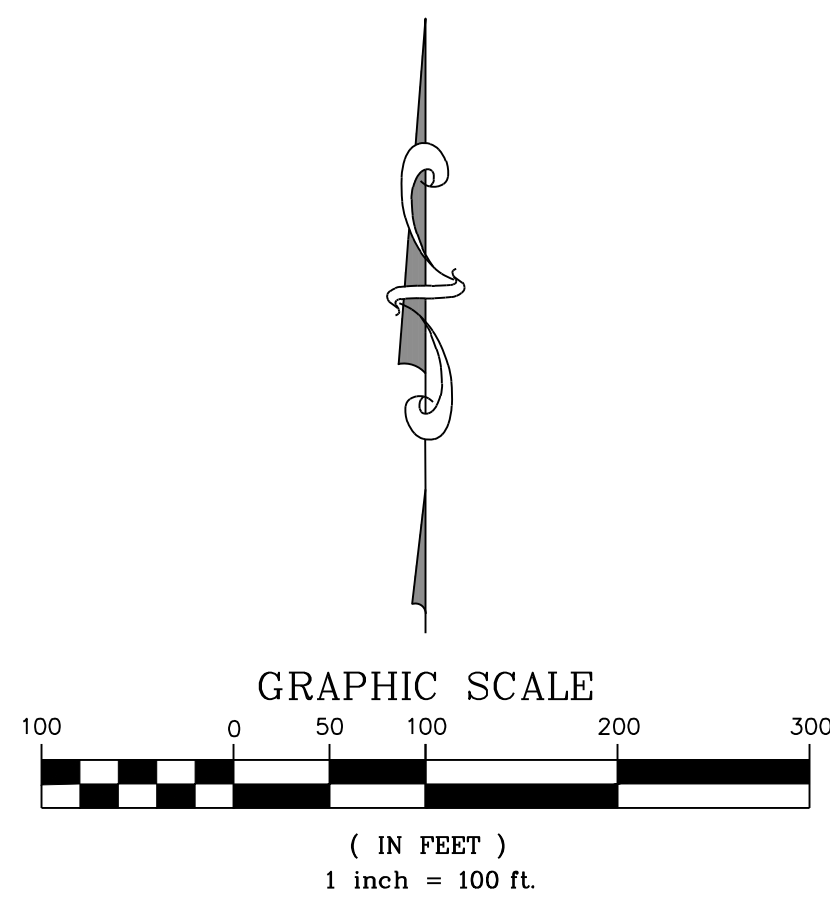
$S89^{\circ}44'37"E$
 $984.48'$

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33

VICINITY MAP
NOT TO SCALE



UNPLATTED
OWNER:
FARM 1 PARTNERSHIP
4500 NW 108TH STREET
KANSAS CITY, MO 64154



- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- EXISTING TREE LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- BUILDING LINE
- LANDSCAPE EASEMENT & BUFFER
- BEST MANAGEMENT PRACTICES
- PRIVATE OPEN SPACE
- SURFACE DRAINAGE EASEMENT

NOTE:
ALL WATER MAINS SHALL BE 8"
UNLESS OTHERWISE SHOWN.

R.L. Buford & Associates, 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

FOR	D4M, LLC	SEC.-TWP.-RGE.	COUNTY	JOB NO.
	201 NE 85TH TERR.	29-52-33	PLATTE	P-22084
	KANSAS CITY, MO 64155	DATE	FIELD BOOK	
	SHANE DANNER (816) 419-9835 ~ smdredev@aol.com	03/21/2022		

PRELIMINARY UTILITY LAYOUT

DEVELOPMENT PLAN/PRELIMINARY PLAT
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS			
NO.	DATE	DESCRIPTION	REVISED BY:
1	5/20/2022	UTILITY LAYOUT	JKR
2			
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SHEET 6 OF 7

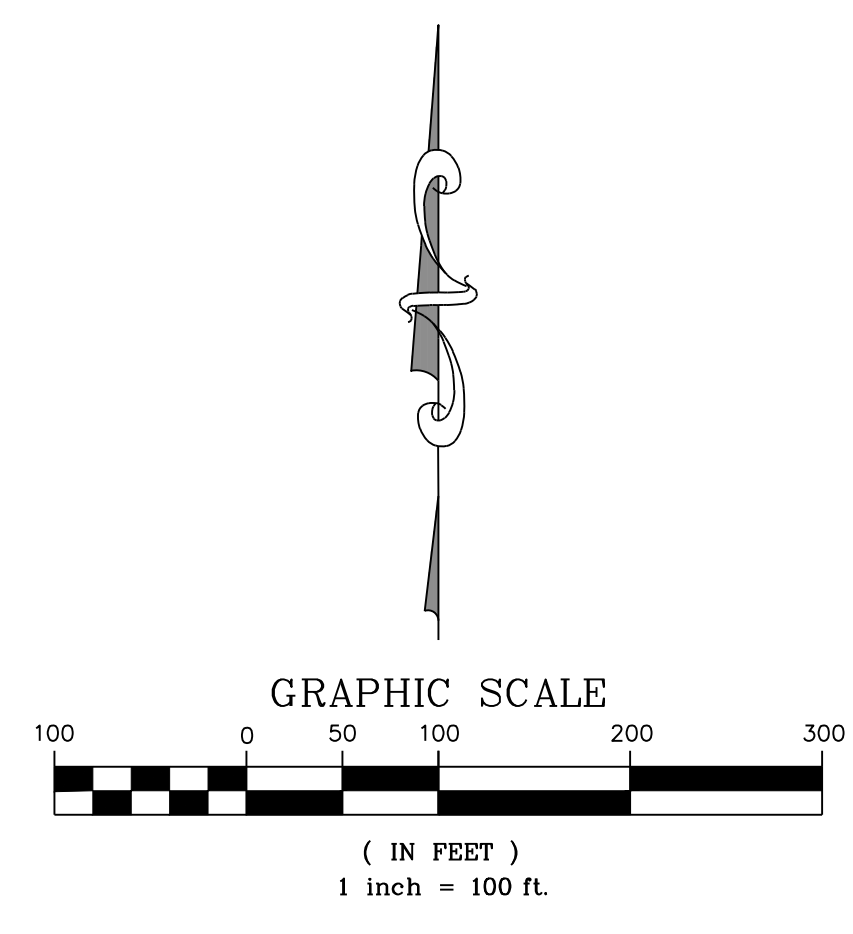
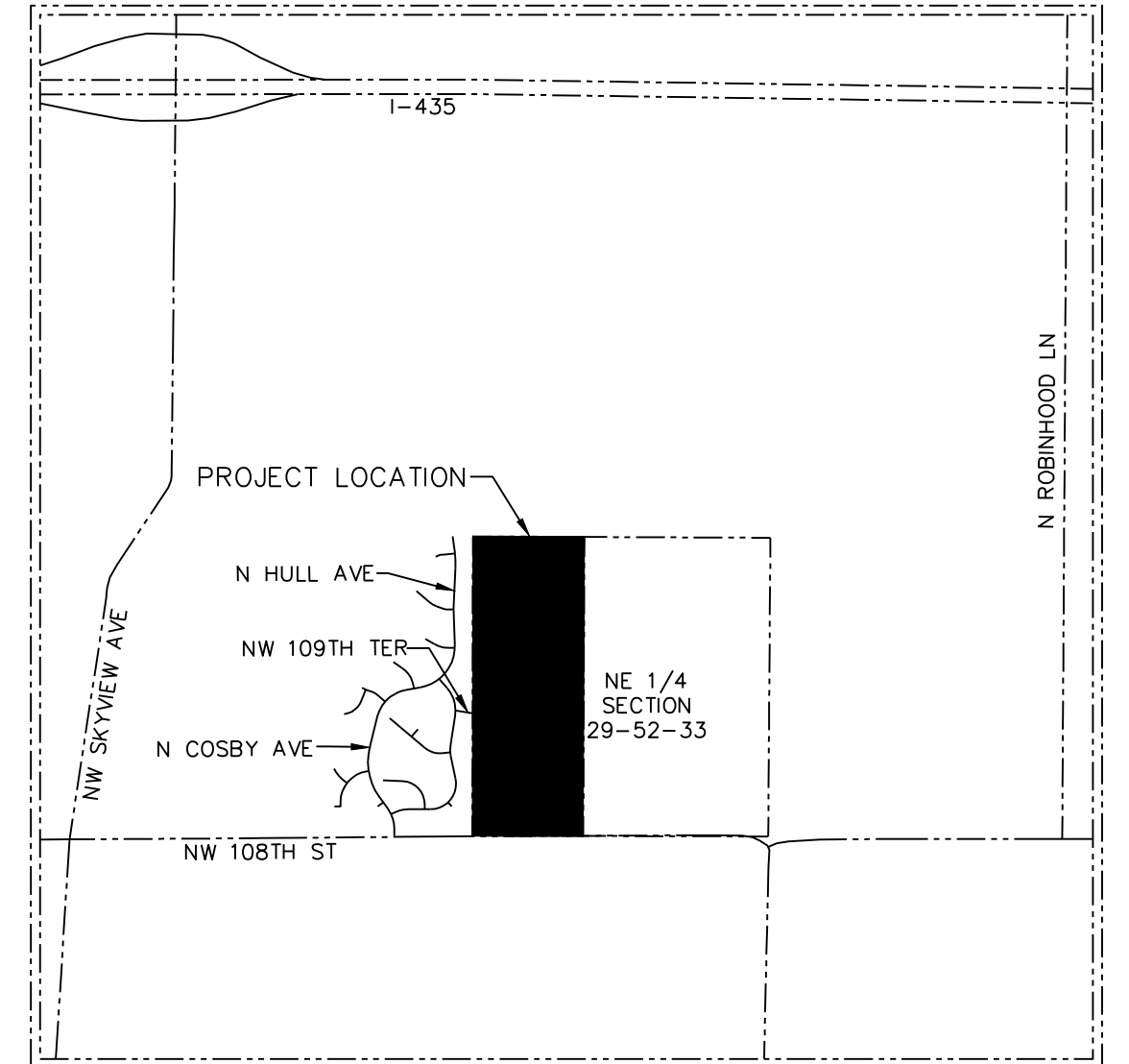
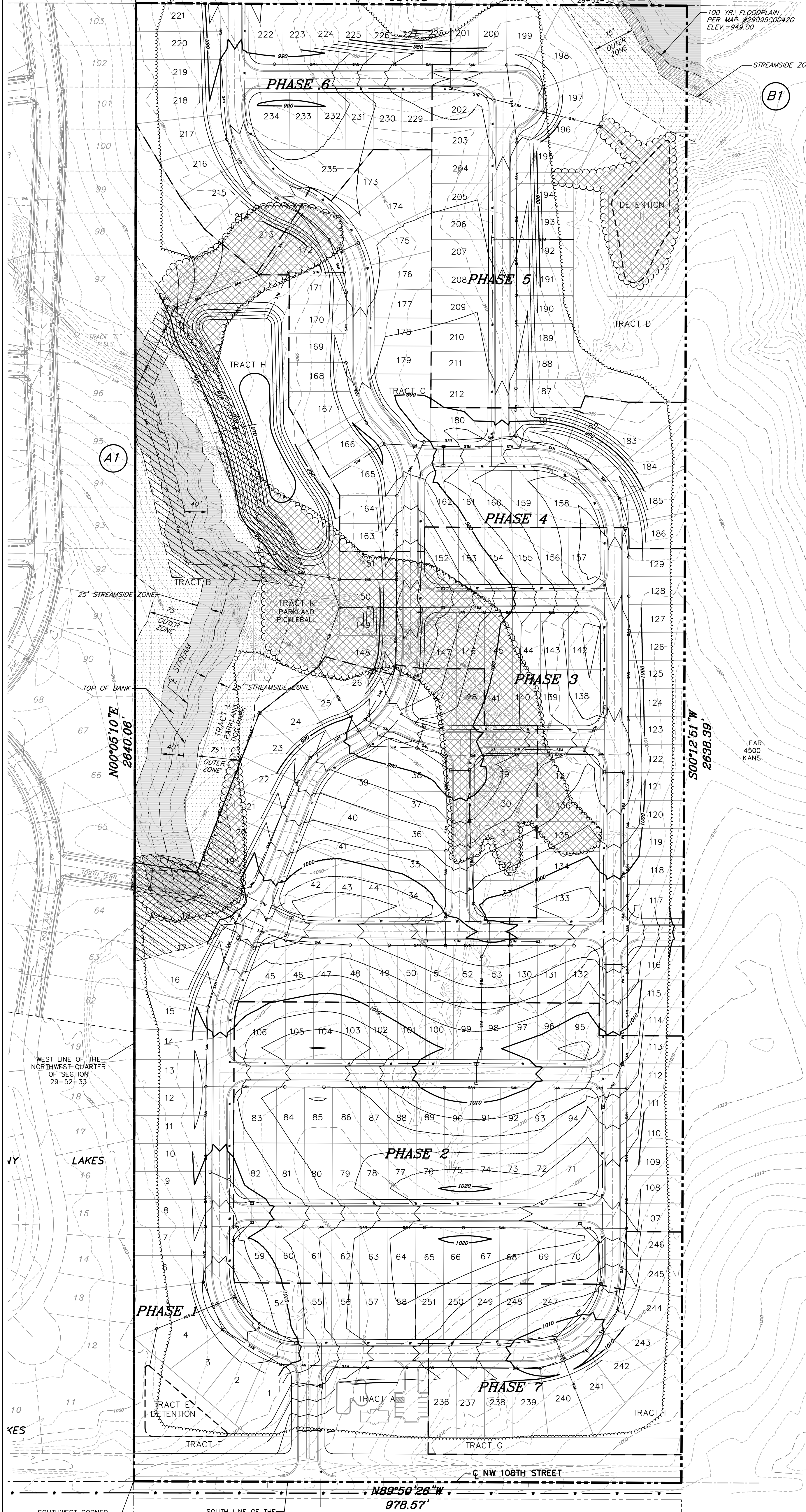
UNPLATTED
OWNER:
J A PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248

NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33

VICINITY MAP
NOT TO SCALE



LEGEND

- BUFFER ZONE TO BE REMOVED
- - - OUTER ZONE
- - - STREAMSIDE ZONE
- /// MIDDLE ZONE (100 YR. FLOODPLAIN) - NONE
- ~ ~ ~ EXISTING TREE LINE

MITIGATION DATA

MITIGATION	AREA (AC.)	RATE	TOTAL (AC.)
STREAMSIDE ZONE	0.66	4.00	2.64
MIDDLE ZONE	-	-	-
OUTER ZONE	1.30	1.5	1.95
TOTAL	2.26	-	4.59

STREAM BUFFER DATA

REACH	PHASE	STREAMSIDE EXISTING (AC.)	STREAMSIDE PROPOSED (AC.)	STREAMSIDE CHANGE (AC.)	MIDDLE ZONE EXISTING (AC.)	MIDDLE ZONE PROPOSED (AC.)	MIDDLE ZONE CHANGE (AC.)	OUTER ZONE EXISTING (AC.)	OUTER ZONE PROPOSED (AC.)	OUTER ZONE CHANGE (AC.)
A1	-	2.20	1.54	-0.66	-	-	-	3.23	1.93	-1.30
B1	-	0.08	0.08	-	-	-	-	0.46	0.46	-
TOTAL		2.28	1.62	-0.66	-	-	-	3.69	2.39	-1.30

R.L. Buford & Associates, 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

FOR **DAM, LLC**
201 NE 85TH TERR.
KANSAS CITY, MO 64155
SHANE DANNER (816) 419-9835 ~ smdredev@aol.com

SEC.-TWP.-RGE. COUNTY PLATTE P-22084
DATE 03/21/2022 FIELD BOOK

PRELIMINARY STREAM BUFFER PLAN

DEVELOPMENT PLAN/PRELIMINARY PLAT
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS

NO.	DATE	DESCRIPTION	REVISED BY:
1	5/20/2022	STREAM BUFFER	JKR
2			
3			
4			
5			
6			
7			

SHEET 7 OF 7