MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

AN OPEN SPACE DEVELOPMENT IN
KANSAS CITY, PLATTE COUNTY, MISSOURI
SECTION 32-52N-33W

KANSAS CITY
MISSOURI
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00009 on 4-2-24
Diane Binckley
Diane Binkckley, AICP
Secretary of the City Plan Commission

PROJECT CONTACT LIST

PROPERTY OWNER:
MANDOLIN CREEK, LLC
7509 NW. TIFFANY SPRINGS PKWY, STE. 300
KANSAS CITY, MO 64153
(816) 505-4783
DENNIS MEIER
dmeier@synergyservices.org

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

INDEX OF SHEETS

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C2	EXISTING CONDITIONS
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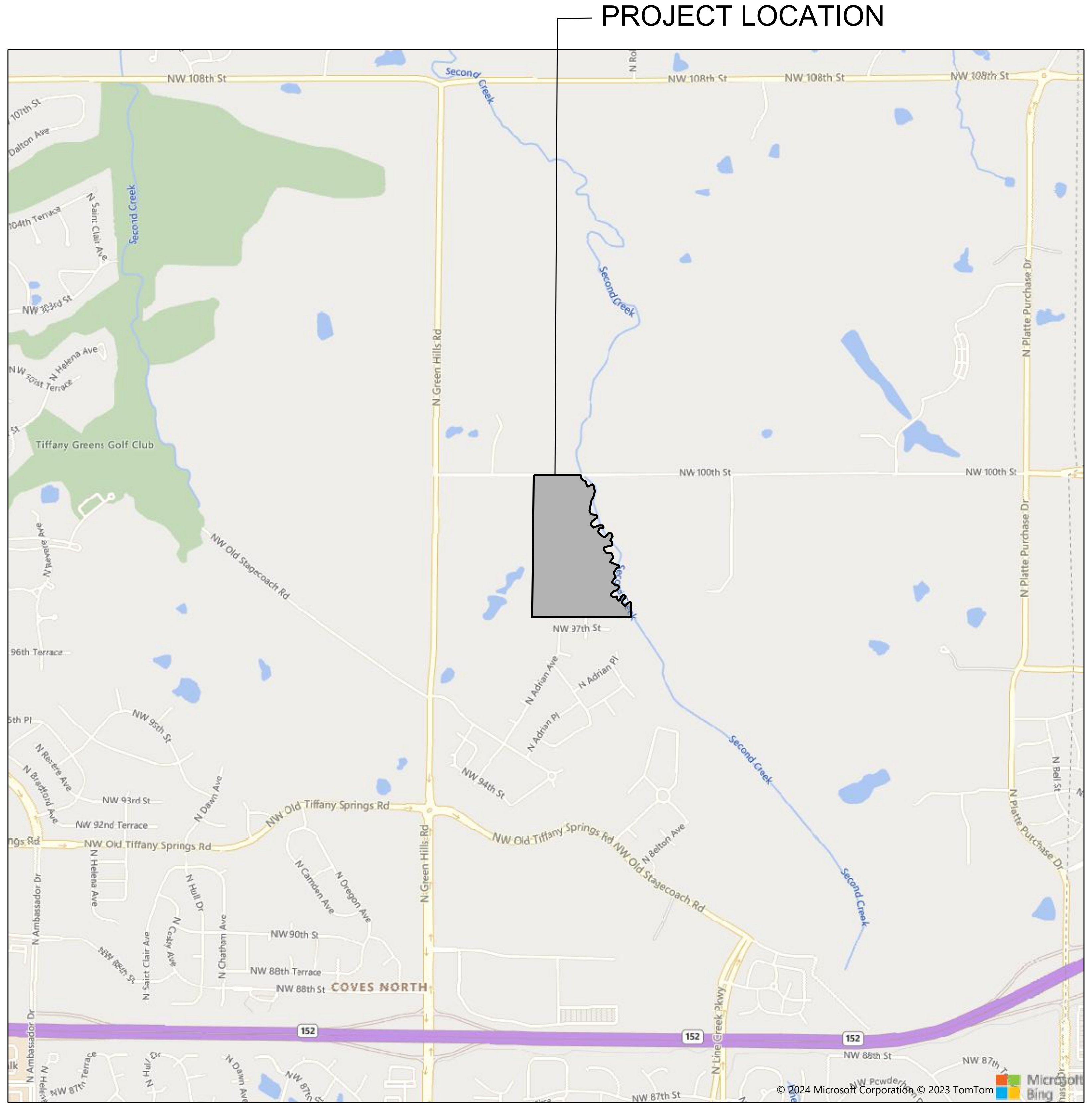
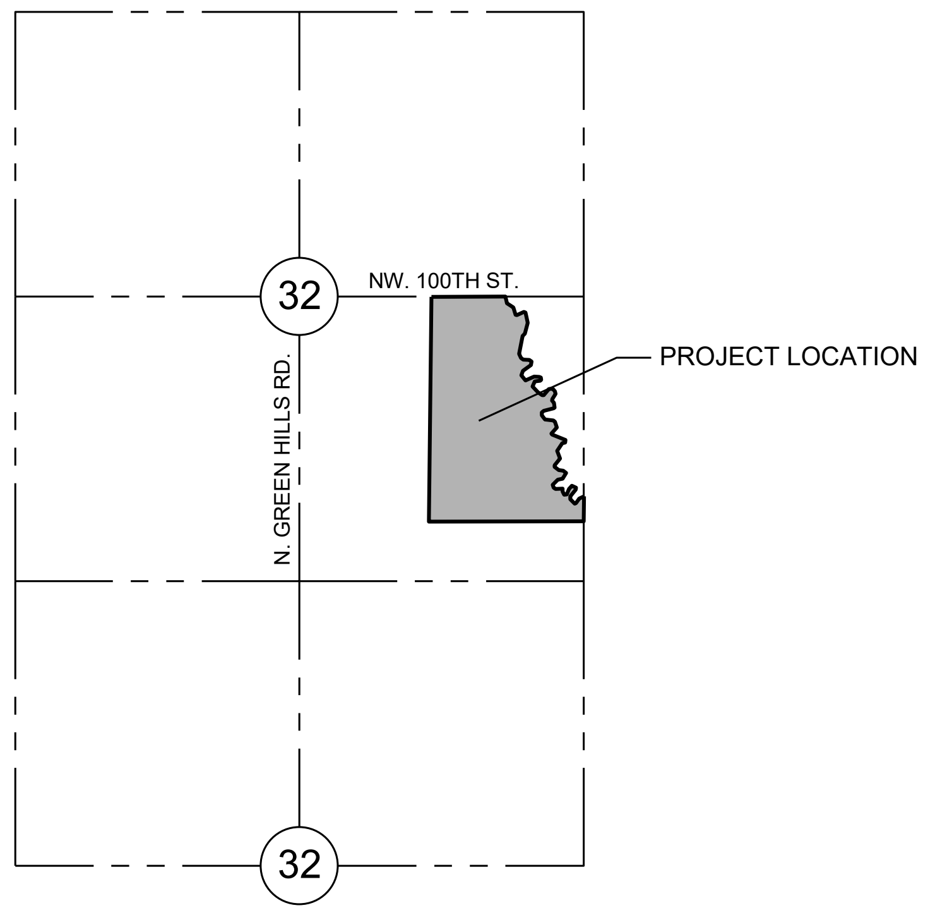


LOCATION MAP

NOT TO SCALE

VICINITY MAP

SE. 1/4, SECTION 32-52-33,
KANSAS CITY, PLATTE COUNTY, MISSOURI



PROJECT NOTES

1. THIS PLAN SHALL SERVE AS A DEVELOPMENT PLAN AND PRELIMINARY PLAT.
2. EXISTING ZONING: AG; PROPOSED ZONING: R6, OPEN SPACE DEVELOPMENT
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	2/21/24	DRC DISPO COMMENTS	JKR	LV
2				
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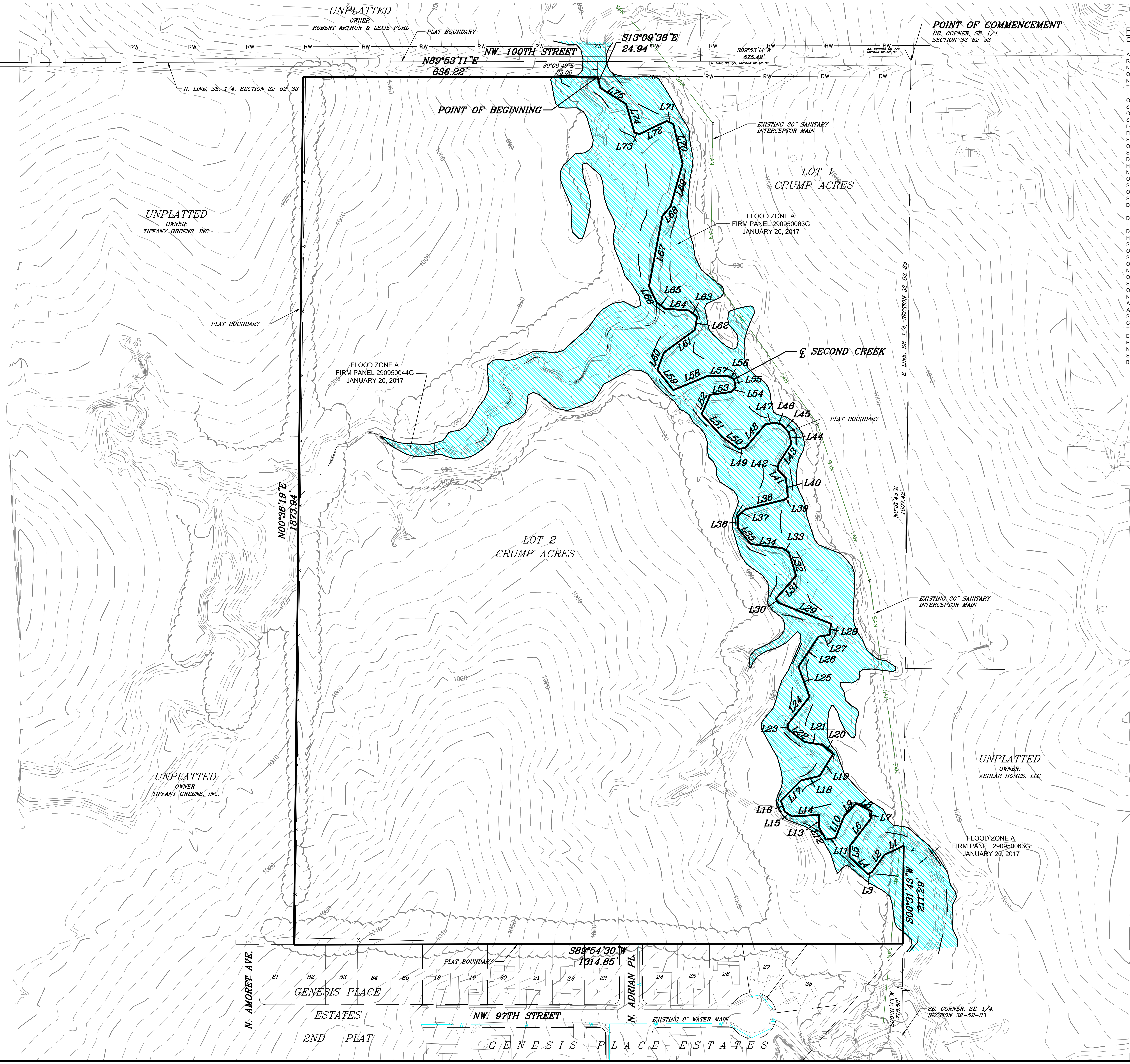
MANDOLIN CREEK
DEVELOPMENT PLAN & PRELIMINARY PLAT
COVER SHEET

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. 32-52-33	COUNTY PLATTE	JOB NO. P-23286
PLAN DATE JAN 2024	CHECKED BY LV	DRAWN BY JKR

FOR
MANDOLIN CREEK, LLC

SHEET NO.
C1



PROPERTY DESCRIPTION

CONTAINING 1,846,835 SQUARE FEET OR 42.40 ACRES

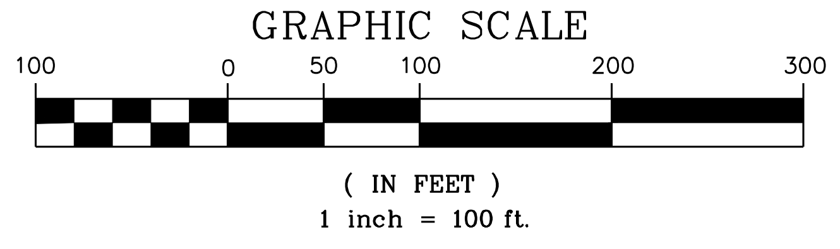
ALL OF LOT 2, CRUMP ACRES, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE S89°53'11"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 676.49 FEET; THENCE S00°06'49"E, A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW. 100 STREET AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE THE FOLLOWING COURSES ALONG THE CENTERLINE OF SECOND CREEK, ALSO BEING THE EASTERLY LINE OF SAID LOT 2; THENCE S13°09'38"E, A DISTANCE OF 24.94 FEET; THENCE S58°01'59E, A DISTANCE OF 65.54 FEET; THENCE S16°18'04"E, A DISTANCE OF 64.30 FEET; THENCE S73°53'35"E, A DISTANCE OF 11.47 FEET; THENCE N64°22'30"E, A DISTANCE OF 65.13 FEET; THENCE S66°04'03"E, A DISTANCE OF 15.55 FEET; THENCE S13°13'16"E, A DISTANCE OF 88.38 FEET; THENCE S15°45'16"W, A DISTANCE OF 95.99 FEET; THENCE S40°49'58"W, A DISTANCE OF 27.31 FEET; THENCE S10°45'39"W, A DISTANCE OF 154.46 FEET; THENCE S25°31'45"E, A DISTANCE OF 37.84 FEET; THENCE S51°14'47"E, A DISTANCE OF 22.59 FEET; THENCE S85°47'35"E, A DISTANCE OF 51.94 FEET; THENCE S53°53'09"E, A DISTANCE OF 22.66 FEET; THENCE S09°12'39"W, A DISTANCE OF 28.69 FEET; THENCE S53°41'03"W, A DISTANCE OF 83.45 FEET; THENCE S20°16'22"W, A DISTANCE OF 40.11 FEET; THENCE S38°15'38"E, A DISTANCE OF 55.19 FEET; THENCE N67°35'19"E, A DISTANCE OF 80.28 FEET; THENCE S88°46'34"E, A DISTANCE OF 44.42 FEET; THENCE S10°44'38"E, A DISTANCE OF 18.29 FEET; THENCE S45°00'51"W, A DISTANCE OF 13.43 FEET; THENCE S82°24'00"W, A DISTANCE OF 46.03 FEET; THENCE S23°46'24"W, A DISTANCE OF 45.90 FEET; THENCE S42°10'54"E, A DISTANCE OF 67.21 FEET; THENCE S54°29'53"E, A DISTANCE OF 42.64 FEET; THENCE N84°43'21"E, A DISTANCE OF 14.33 FEET; THENCE N40°22'06"E, A DISTANCE OF 67.58 FEET; THENCE N81°33'45"E, A DISTANCE OF 22.33 FEET; THENCE S73°12'17"E, A DISTANCE OF 14.09 FEET; THENCE S40°52'03"E, A DISTANCE OF 22.88 FEET; THENCE S13°35'37"E, A DISTANCE OF 24.06 FEET; THENCE S32°30'43"W, A DISTANCE OF 51.55 FEET; THENCE S09°04'50"W, A DISTANCE OF 13.42 FEET; THENCE S44°40'54"E, A DISTANCE OF 25.38 FEET; THENCE S05°45'27"E, A DISTANCE OF 41.06 FEET; THENCE S52°16'02"W, A DISTANCE OF 9.55 FEET; THENCE S76°09'18"W, A DISTANCE OF 87.37 FEET; THENCE S46°42'07"W, A DISTANCE OF 20.84 FEET; THENCE S01°18'20"W, A DISTANCE OF 25.04 FEET; THENCE S37°57'48"E, A DISTANCE OF 44.90 FEET; THENCE S82°29'08"E, A DISTANCE OF 69.71 FEET; THENCE S54°55'13"E, A DISTANCE OF 16.82 FEET; THENCE S17°28'32"E, A DISTANCE OF 52.25 FEET; THENCE S41°19'37"W, A DISTANCE OF 66.18 FEET; THENCE S30°25'48"E, A DISTANCE OF 9.98 FEET; THENCE S68°11'31"E, A DISTANCE OF 122.46 FEET; THENCE S06°24'08"W, A DISTANCE OF 24.49 FEET; THENCE S81°31'07"W, A DISTANCE OF 24.29 FEET; THENCE S33°52'08"W, A DISTANCE OF 78.16 FEET; THENCE S20°21'04"E, A DISTANCE OF 69.42 FEET; THENCE S38°24'35"W, A DISTANCE OF 75.51 FEET; THENCE S04°31'26"E, A DISTANCE OF 11.72 FEET; THENCE S52°48'00"E, A DISTANCE OF 44.27 FEET; THENCE S80°35'16"E, A DISTANCE OF 38.43 FEET; THENCE S49°27'33"E, A DISTANCE OF 30.92 FEET; THENCE S31°34'59"W, A DISTANCE OF 55.38 FEET; THENCE S76°38'53"W, A DISTANCE OF 41.26 FEET; THENCE S44°36'09"W, A DISTANCE OF 61.90 FEET; THENCE S19°30'48"E, A DISTANCE OF 24.68 FEET; THENCE S57°04'16"E, A DISTANCE OF 19.23 FEET; THENCE N86°50'58"E, A DISTANCE OF 57.92 FEET; THENCE S00°38'07"E, A DISTANCE OF 26.80 FEET; THENCE S29°08'39"E, A DISTANCE OF 30.19 FEET; THENCE N81°30'26"E, A DISTANCE OF 20.89 FEET; THENCE N21°29'17"E, A DISTANCE OF 51.20 FEET; THENCE N43°26'08"E, A DISTANCE OF 37.22 FEET; THENCE S62°58'36"E, A DISTANCE OF 37.90 FEET; THENCE S07°37'24"W, A DISTANCE OF 16.26 FEET; THENCE S37°31'03"W, A DISTANCE OF 73.84 FEET; THENCE S01°45'14"W, A DISTANCE OF 23.38 FEET; THENCE S46°48'27"E, A DISTANCE OF 53.83; THENCE N65°22'08"E, A DISTANCE OF 10.19 FEET; THENCE N36°20'57"E, A DISTANCE OF 46.11 FEET; THENCE N64°46'43"E, A DISTANCE OF 45.47 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID LOT 2; THENCE DEPARTING FROM THE CENTERLINE OF SECOND CREEK, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, ALSO BEING THE EASTERLY LINE OF SAID LOT 2, S00°31'43"W, A DISTANCE OF 211.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING THE NORTHEAST CORNER OF GENESIS PLACE ESTATES 1ST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE S89°54'30"W, ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND ALONG THE NORTH LINE OF SAID GENESIS PLACE ESTATES 1ST PLAT AND THE NORTH LINE OF GENESIS PLACE ESTATES 2ND PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI, A DISTANCE OF 1314.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°36'19"E, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 1873.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N89°53'11"E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 636.22 FEET TO THE POINT OF BEGINNING.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°46'43" W	45.47'
L2	S 36°20'57" W	46.11'
L3	S 65°22'08" W	10.19'
L4	N 46°48'27" W	53.83'
L5	N 01°45'14" E	23.38'
L6	N 37°31'03" E	73.84'
L7	N 07°37'24" E	16.26'
L8	N 62°58'36" W	37.90'
L9	S 43°26'08" W	37.22'
L10	S 21°29'17" W	51.20'
L11	S 81°30'26" W	20.89'
L12	N 29°08'39" W	30.19'
L13	N 00°38'07" W	26.80'
L14	S 86°50'58" W	57.92'
L15	N 57°04'16" W	19.23'
L16	N 19°30'48" W	24.68'
L17	N 44°36'09" E	61.90'
L18	N 76°38'53" E	41.26'
L19	N 31°34'59" E	55.38'
L20	N 49°27'33" W	30.92'
L21	N 80°35'16" W	38.43'
L22	N 52°48'00" W	44.27'
L23	N 04°31'26" W	11.72'
L24	N 38°24'35" E	75.51'
L25	N 20°21'04" W	69.42'
L26	N 33°52'08" E	78.16'
L27	N 81°31'07" E	24.29'
L28	N 06°24'08" E	24.29'
L29	N 68°11'31" W	122.46'
L30	N 30°25'48" W	9.98'
L31	N 41°19'37" E	66.18'
L32	N 17°28'32" W	52.25'
L33	N 54°55'13" W	16.82'
L34	N 82°29'08" W	69.71'
L35	N 37°57'48" W	44.90'
L36	N 01°18'20" E	25.04'
L37	N 46°42'07" E	20.84'
L38	N 76°09'18" E	87.37'

LINE TABLE

LINE	BEARING	DISTANCE
L39	N 52°16'02" E	9.55'
L40	N 05°45'27" W	41.06'
L41	N 44°40'54" W	25.38'
L42	N 09°04'50" E	13.42'
L43	N 32°30'43" E	51.55'
L44	N 13°35'37" W	24.06'
L45	N 40°52'03" W	22.88'
L46	N 73°12'17" W	14.09'
L47	S 81°33'45" W	22.33'
L48	S 40°22'06" W	67.58'
L49	S 84°43'21" W	14.33'
L50	N 54°29'53" W	42.64'
L51	N 42°10'54" W	67.21'
L52	N 23°46'24" E	45.90'
L53	N 82°24'00" E	46.03'
L54	N 45°00'51" E	13.43'
L55	N 10°44'38" W	18.29'
L56	N 63°45'21" W	14.22'
L57	N 88°46'34" W	44.42'
L58	S 67°35'19" W	80.28'
L59	N 38°15'38" W	55.19'
L60	N 20°16'22" E	40.11'
L61	N 53°41'03" E	83.45'
L62	N 09°12'39" E	28.69'
L63	N 53°53'09" W	22.66'
L64	N 85°47'35" W	51.94'
L65	N 51°14'47" W	22.59'
L66	N 25°31'45" W	37.84'
L67	N 10°45'39" E	154.46'
L68	N 40°49'58" E	27.31'
L69	N 15°45'16" E	95.99'
L70	N 13°13'16" W	88.38'
L71	N 66°04'03" W	15.55'
L72	S 64°22'30" W	65.13'
L73	N 73°53'35" W	11.47'
L74	N 16°18'04" W	64.30'
L75	N 58°01'59" W	65.54'
L76	N 13°09'38" W	24.94'



UTILITIES LEGEND

SAN — EXISTING SANITARY SEWER
W — EXISTING WATER LINE

TOPOGRAPHY LEGEND

EXISTING 10 FT CONTOUR
EXISTING 2FT CONTOUR

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

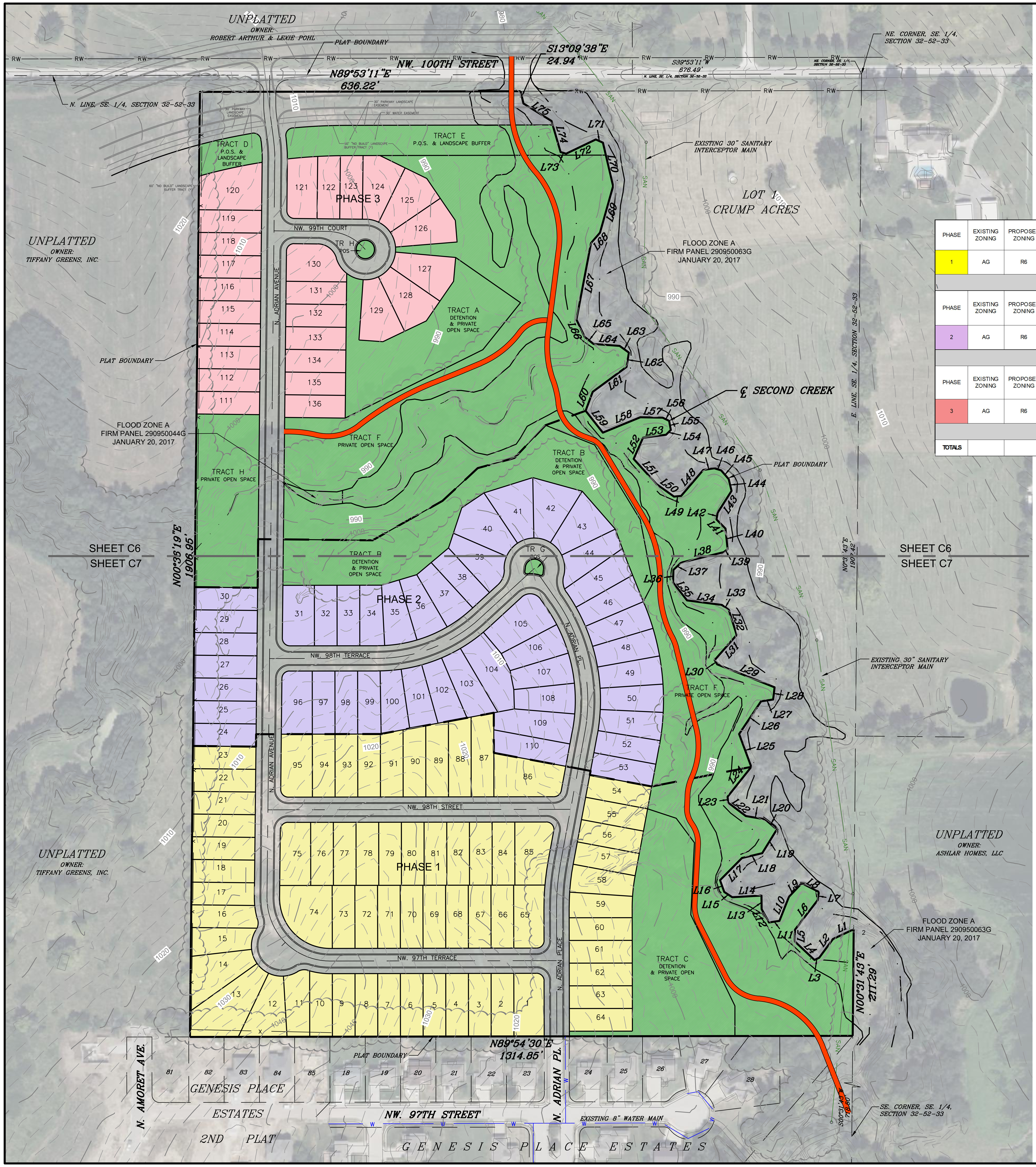
EXISTING CONDITIONS

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.	COUNTY	JOB NO.
32-52N-33W	PLATTE	P-23286
PLAN DATE	CHECKED BY	DRAWN BY
JAN. 2024	LV	JKR

FOR
MANDOLIN CREEK, LLC

SHEET NO.
C2



DEVELOPMENT DATA TABLE

PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE & DETENTION	NET AREA	SINGLE FAMILY LOTS	REQUIRED PARKLAND AC.	PROVIDED PARKLAND AC.	AVERAGE NET DENSITY DU/AC.	AVERAGE GROSS DENSITY DU/AC.	% OPEN SPACE	SINGLE FAMILY LOT WIDTH	TOTAL STREET LENGTH	COMMENCE / COMPLETTION DATES
1	AG	R6	SINGLE FAMILY RESIDENTIAL	15.39	2.44	1.45	9.29	65	1.44	0.73	7.00	4.22	24%	45'	2106	2024-2025
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE	NET AREA	SINGLE FAMILY LOTS	REQUIRED PARKLAND	PROVIDED PARKLAND	AVERAGE NET DENSITY DU/AC.	AVERAGE GROSS DENSITY DU/AC.	% OPEN SPACE	SINGLE FAMILY LOT WIDTH	TOTAL STREET LENGTH	COMMENCE / COMPLETTION DATES
2	AG	R6	SINGLE FAMILY RESIDENTIAL	12.21	1.68	1.58	6.61	45	1.00	0.91	6.81	3.69	32%	45'	1396	2025-2026
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE	NET AREA	SINGLE FAMILY LOTS	REQUIRED PARKLAND	PROVIDED PARKLAND	AVERAGE NET DENSITY DU/AC.	AVERAGE GROSS DENSITY DU/AC.	% OPEN SPACE	SINGLE FAMILY LOT WIDTH	TOTAL STREET LENGTH	COMMENCE / COMPLETTION DATES
3	AG	R6	SINGLE FAMILY RESIDENTIAL	14.80	2.46	3.00	3.77	26	0.58	1.38	6.84	1.69	56%	45'	1113	2026-2027
TOTALS				**42.40**	**6.58**	**6.03**	**19.67**	**136**	**3.02**	**3.02**	**6.90**	**3.17**	**38%**		**4615**	**2024-2027**

NOTES (SECTION 88-517-04.27):

1. EXISTING ZONING: AG; PROPOSED ZONING: R6 OPEN SPACE DEVELOPMENT
B. TOTAL AREA: 42.45 AC.
C. PROPOSED R/W: 6.58 AC.
D. NET LAND AREA: 35.87 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

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 TRAIL WITHIN TRACT F IS TO BE USED FOR PRIVATE OPEN SPACE AND PARKLAND. THE TRAIL WILL BE 10' WIDE AND 2,630 LINEAR FEET. THE CALCULATION IS BASED ON THE LENGTH OF TRAIL X 50' = 3.02 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 = 5,400 SQ. FT.
MINIMUM LOT AREA = 5,000 SQ. FT.
AVERAGE LOT AREA PROVIDED = 6,310 SQ. FT.

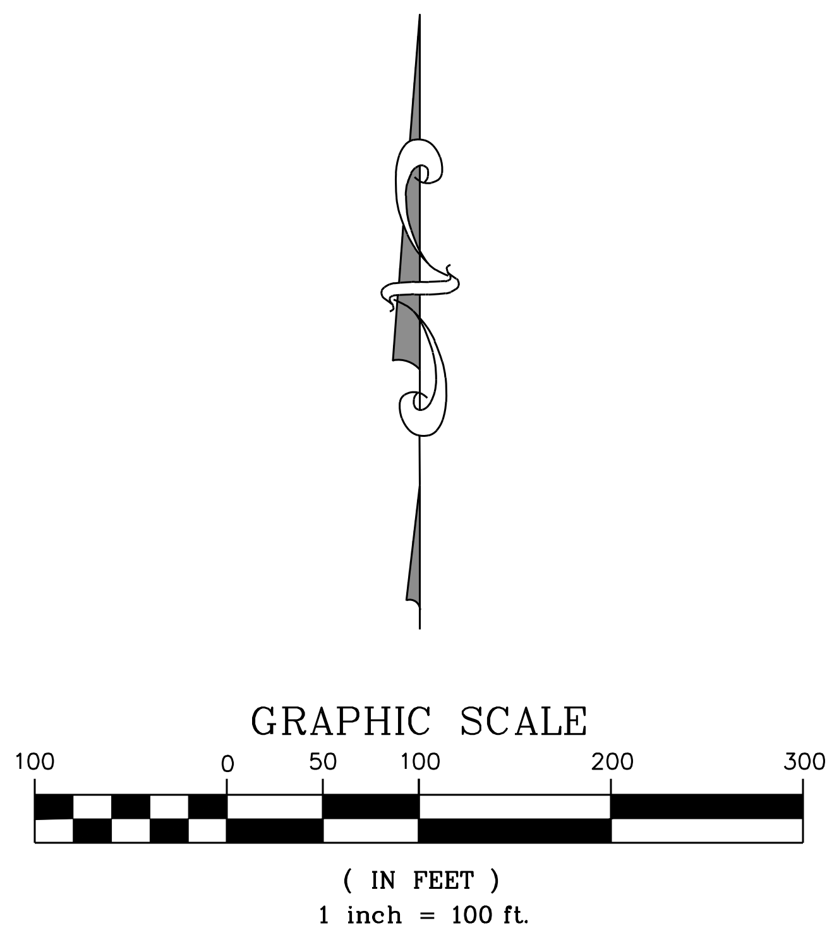
MINIMUM LOT WIDTH = 45'
LOT WIDTH PROVIDED = 45'

FRONT SETBACK MIN. = 15% OF DEPTH
MIN. GARAGE = 25'
MAX. REQUIRED = 25'
PROVIDED = 25'

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

SIDE SETBACK MIN. = 10% LOT WIDTH - 4.5'
PROVIDED - 4.5'

MAXIMUM BUILDING HEIGHT - 35'



REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC DISPO COMMENTS	JKR	LV
2	3/20/24	REVIEW COMMENTS	JKR	LV
3	3/26/24	TRAIL LENGTH	JKR	LV
4	4/4/24	PARKLAND NOTE #3	JKR	LV
5				
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MANDOLIN CREEK
DEVELOPMENT PLAN & PRELIMINARY PLAT
OVERALL SITE PLAN

R.L. Buford & Associates Engineering, LLC
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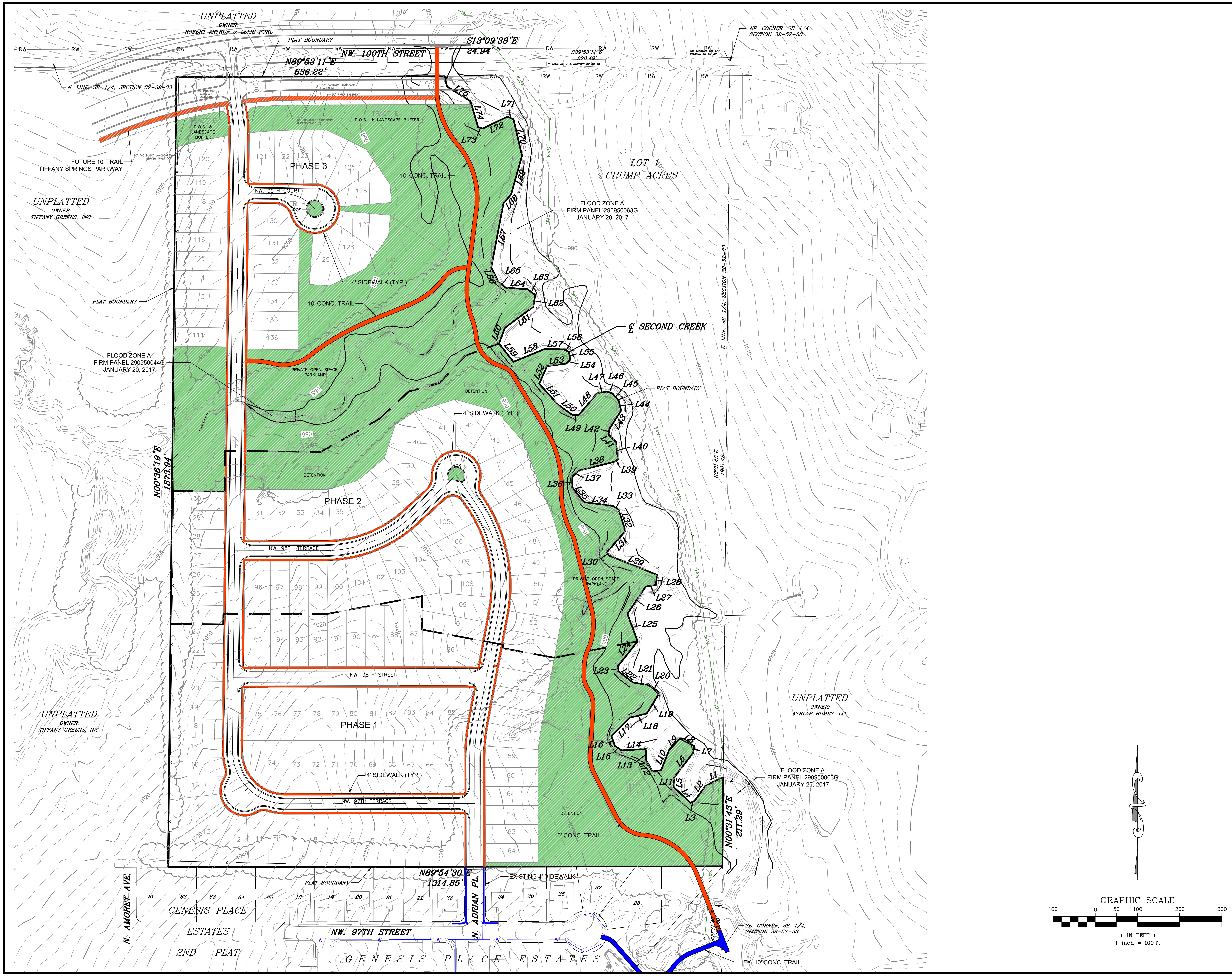
SEC.-TWP.-RGE. 32-52N-33W	COUNTY PLATTE	JOB NO. P-23286
PLAN DATE JAN. 2024	CHECKED BY LV	DRAWN BY JKR

FOR
MANDOLIN CREEK, LLC

SHEET NO.
C3



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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

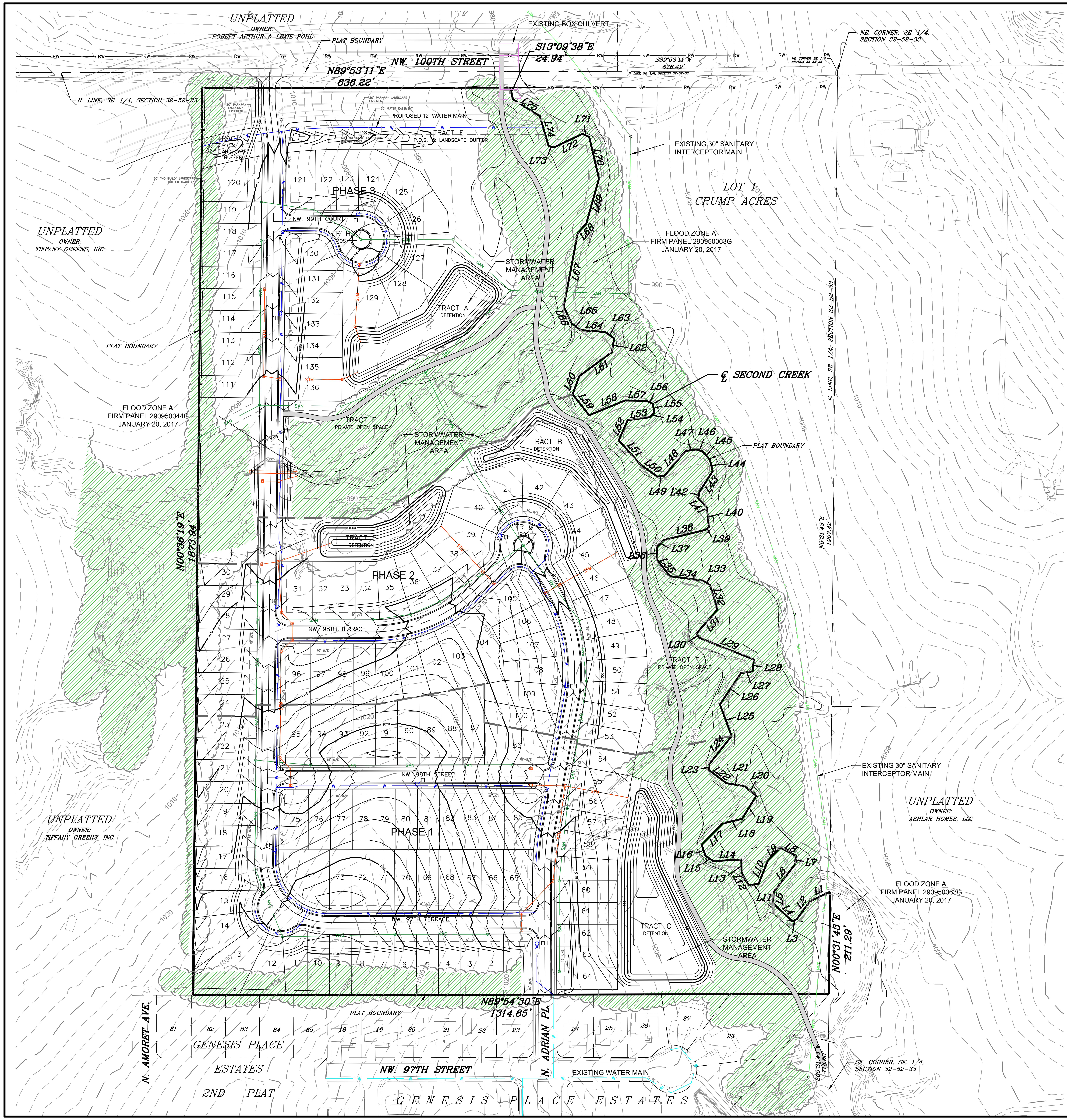
INTERNAL BICYCLE & PEDESTRIAN PLAN

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. 32-52N-33W	COUNTY PLATTE	JOB NO. P-23286
PLAN DATE JAN. 2024	CHECKED BY LV	DRAWN BY JKR

FOR
MANDOLIN CREEK, LLC

SHEET NO.
C4

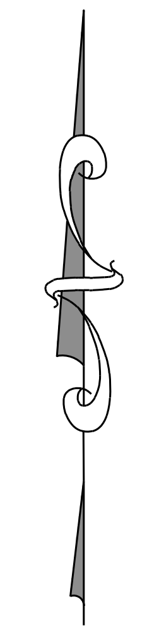


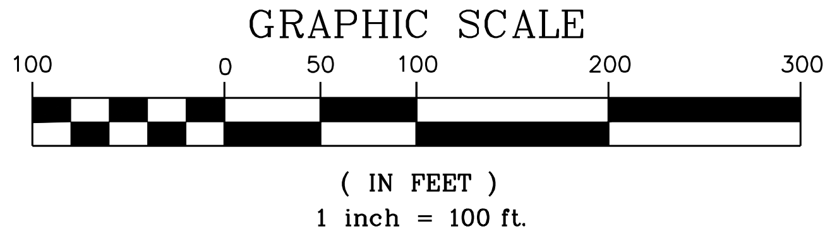
UTILITIES LEGEND

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





REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC DISPO COMMENTS	JKR	LV
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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

GRADING & UTILITY PLAN

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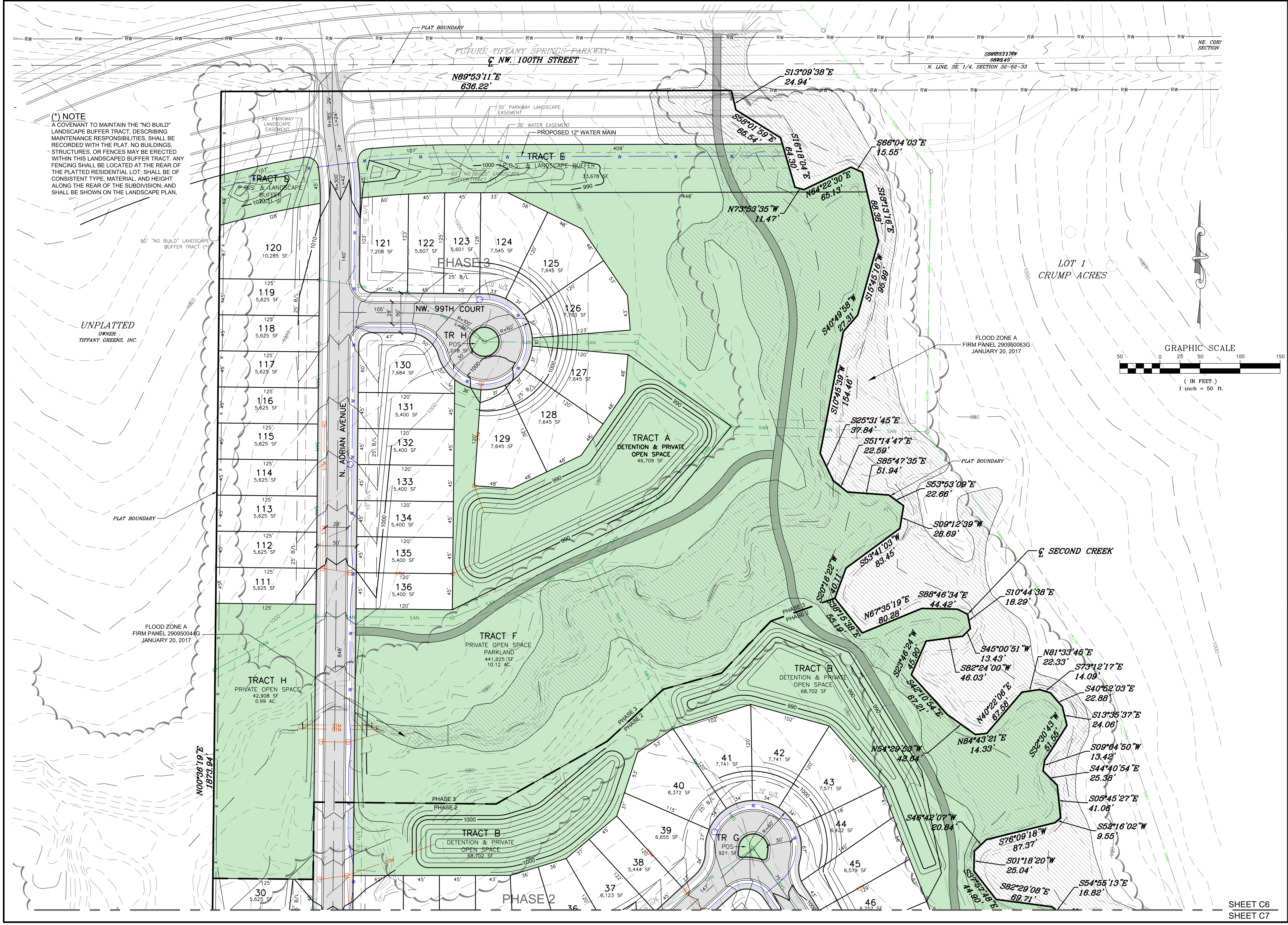
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	COUNTY	JOB NO.
32-52N-33W	PLATTE	P-23286
PLAN DATE	**CHECKED BY**	**DRAWN BY**
JAN. 2024	LV	JKR

FOR
MANDOLIN CREEK, LLC

SHEET NO.
C5



(*) NOTE

A COVENANT TO MAINTAIN THE "NO BUILD" LANDSCAPE BUFFER TRACT, DESCRIBING MAINTENANCE RESPONSIBILITIES, SHALL BE RECORDED WITH THE PLAT. NO BUILDINGS, STRUCTURES, OR FENCES MAY BE ERECTED WITHIN THIS LANDSCAPED BUFFER TRACT. ANY FENCING SHALL BE LOCATED AT THE REAR OF THE PLATTED RESIDENTIAL LOT; SHALL BE OF CONSISTENT TYPE, MATERIAL, AND HEIGHT ALONG THE REAR OF THE SUBDIVISION; AND SHALL BE SHOWN ON THE LANDSCAPE PLAN,

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC DISPO COMMENTS	JKR	LV
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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT 1 OF 2

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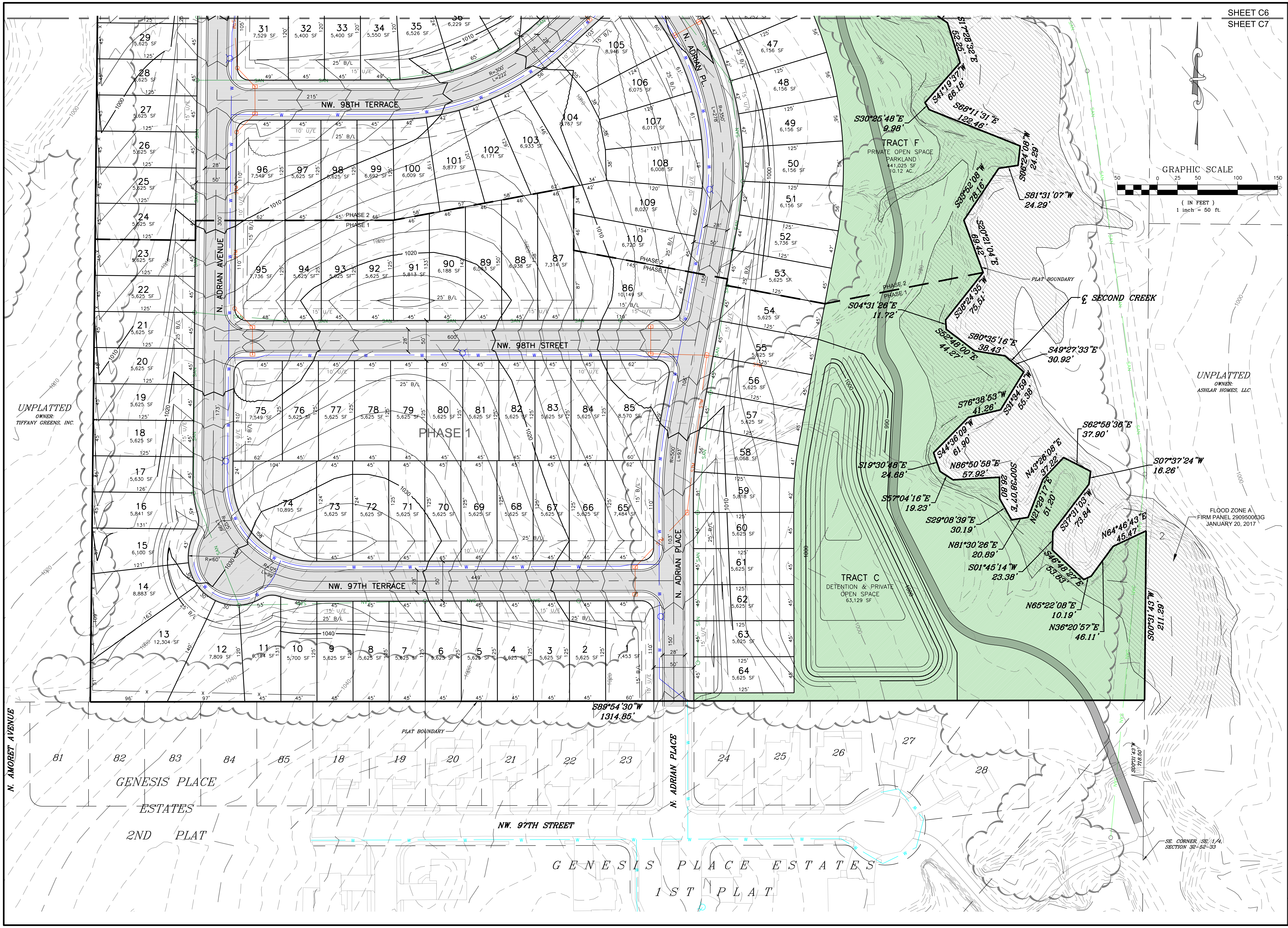
FOR
MANDOLIN CREEK, LLC

SEC.-TWP.-RGE.	COUNTY	JOB NO.
32-52N-33W	PLATTE	P-23286
PLAN DATE	CHECKED BY	DRAWN BY
JAN. 2024	LV	JKR

SHEET NO.
C6



MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT 2 OF 2

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC DISPO COMMENTS	JKR	LV
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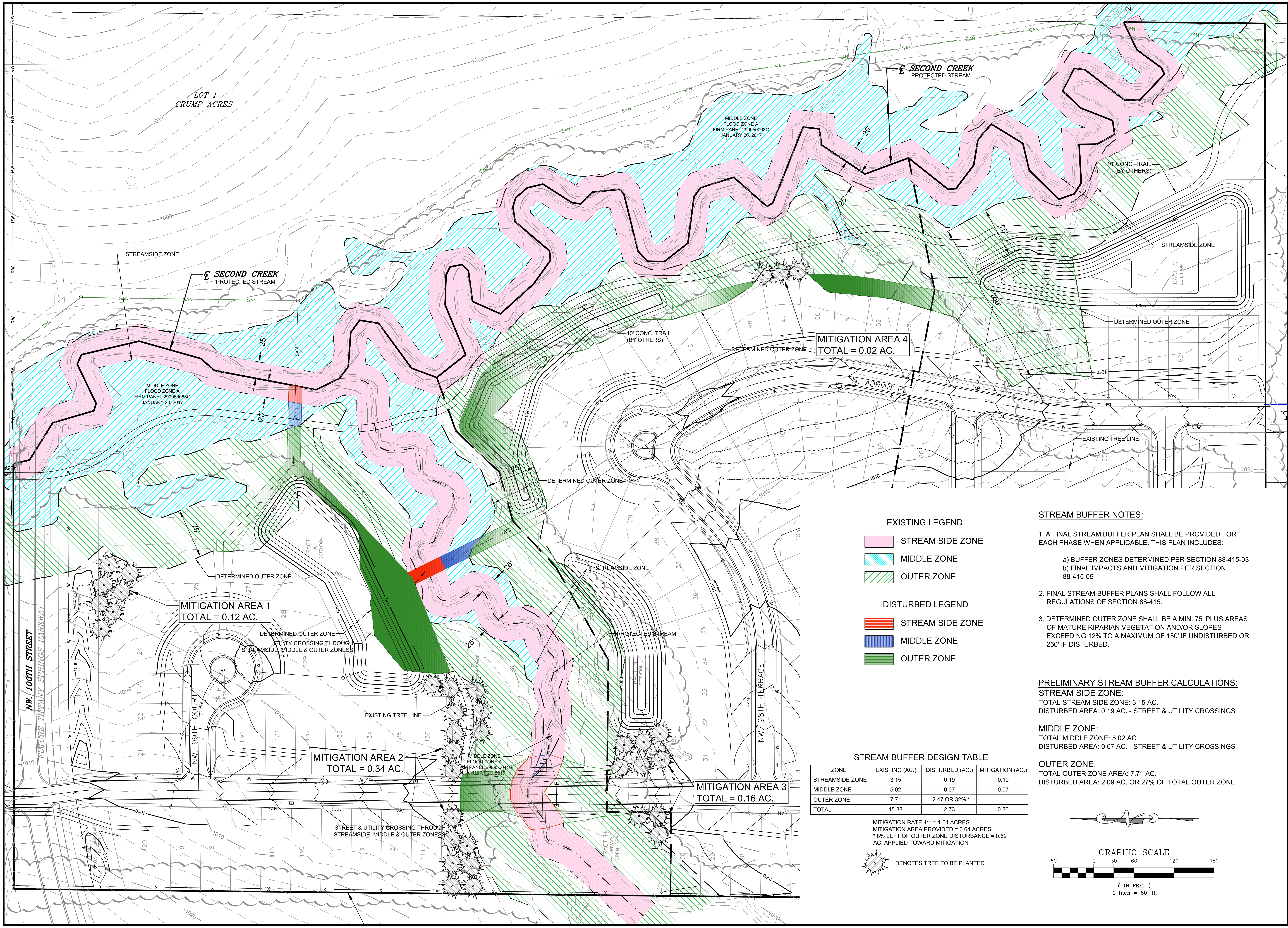
SEC.-TWP.-RGE. 32-52N-33W	COUNTY PLATTE	JOB NO. P-23286
PLAN DATE JAN. 2024	CHECKED BY LV	DRAWN BY JKR

FOR
MANDOLIN CREEK, LLC

SHEET NO.
C7



EXISTING LEGEND

- 🟪 STREAM SIDE ZONE
- 🟦 MIDDLE ZONE
- ▨ OUTER ZONE

DISTURBED LEGEND

- 🟥 STREAM SIDE ZONE
- 🟦 MIDDLE ZONE
- 🟩 OUTER ZONE

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.

PRELIMINARY STREAM BUFFER CALCULATIONS:

STREAM SIDE ZONE:
TOTAL STREAM SIDE ZONE: 3.15 AC.
DISTURBED AREA: 0.19 AC. - STREET & UTILITY CROSSINGS

MIDDLE ZONE:
TOTAL MIDDLE ZONE: 5.02 AC.
DISTURBED AREA: 0.07 AC. - STREET & UTILITY CROSSINGS

OUTER ZONE:
TOTAL OUTER ZONE AREA: 7.71 AC.
DISTURBED AREA: 2.09 AC. OR 27% OF TOTAL OUTER ZONE

STREAM BUFFER DESIGN TABLE

ZONE	EXISTING (AC.)	DISTURBED (AC.)	MITIGATION (AC.)
STREAMSIDE ZONE	3.15	0.19	0.19
MIDDLE ZONE	5.02	0.07	0.07
OUTER ZONE	7.71	2.47 OR 32% *	-
TOTAL	15.88	2.73	0.26

MITIGATION RATE 4:1 = 1.04 ACRES
MITIGATION AREA PROVIDED = 0.64 ACRES
* 8% LEFT OF OUTER ZONE DISTURBANCE = 0.62
AC. APPLIED TOWARD MITIGATION

✹ DENOTES TREE TO BE PLANTED

GRAPHIC SCALE
60 0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY STREAM BUFFER PLAN

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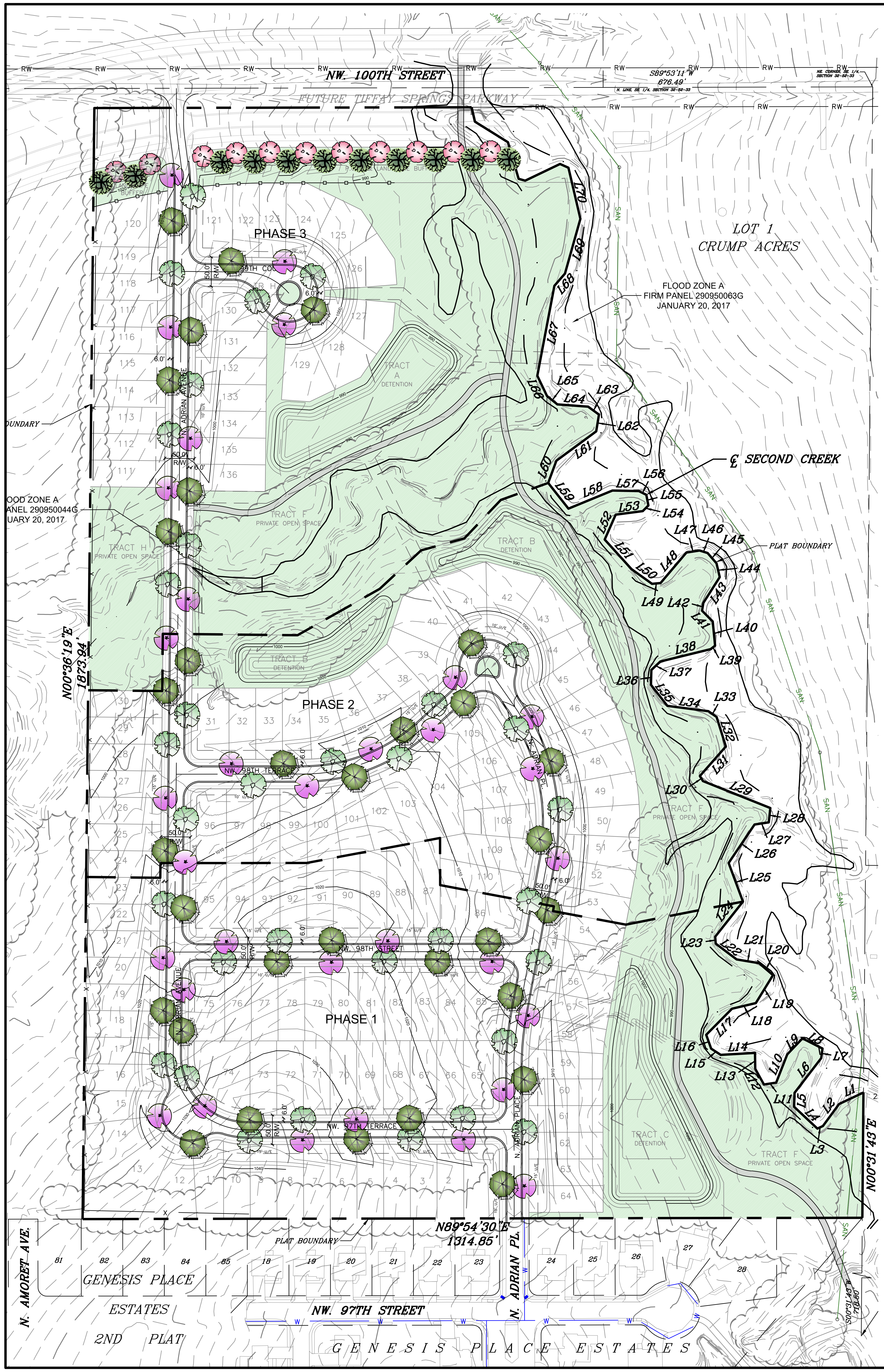
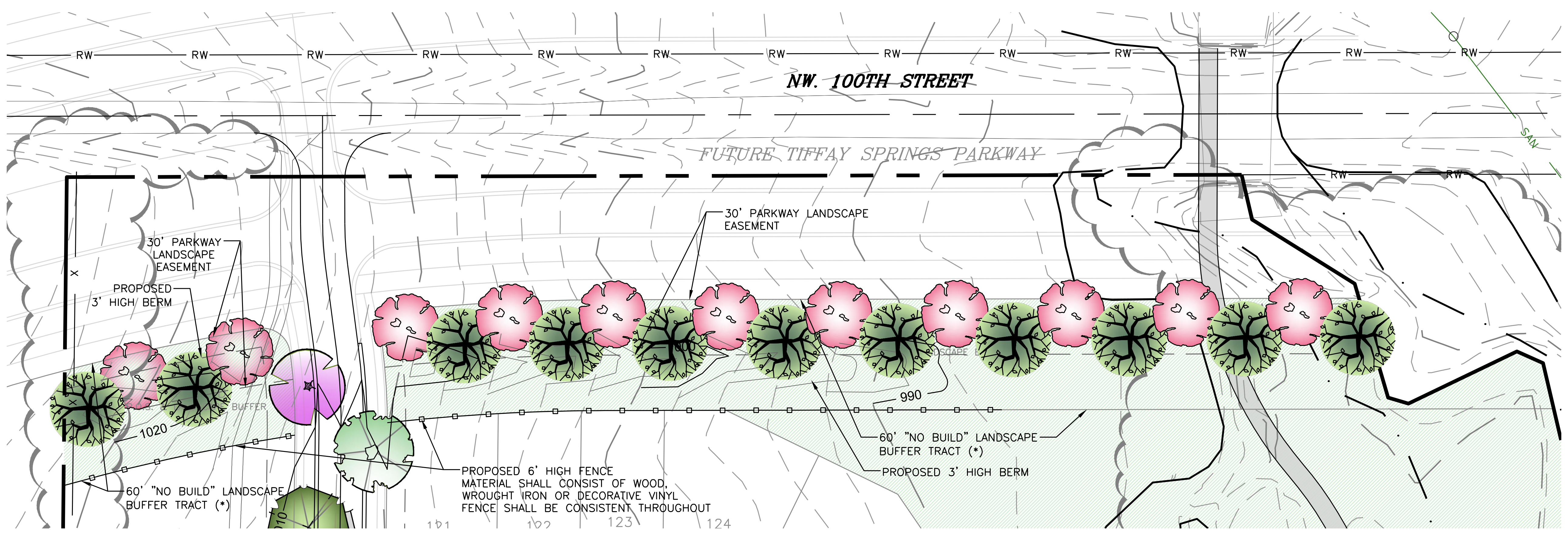
SEC.-TWP.-RGE. 32-52N-33W	COUNTY PLATTE	JOB NO. P-23286
PLAN DATE JAN. 2024	CHECKED BY LV	DRAWN BY JKR

FOR
MANDOLIN CREEK, LLC

SHEET NO.
C8



GRAPHIC SCALE
100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.



(*) NOTE

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LANDSCAPE BUFFER TRACT DETAIL

GRAPHIC SCALE
50 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

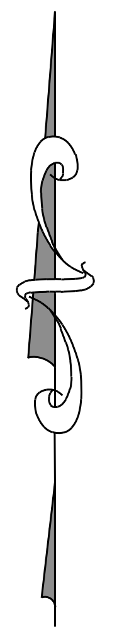

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	23	23		
88-425-04 GENERAL	N/A	N/A		
88-425-05 PERIMETER VEHICULAR USE AREA	N/A	N/A		
ADJACENT TO STREETS				
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	CALIPER
OVERSTORY TREES						
●	12	QUERCUS RUBRO	NORTHERN RED OAK			2.5"
●	11	ACER x TRUNCATUM "WARRENRED"	PACIFIC SUNSET MAPLE			2.5"
ORNAMENTAL TREES						
●	32	CERCIS CANODENSIS	EASTERN REDBUD			2"
●	33	CORNUS FLORIDA	FLOWERING DOGWOOD			2"
●	32	ACER PALMATUM	JAPANESE MAPLE			2"

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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY LANDSCAPE PLAN

R.L. Buford & Associates Engineering, LLC
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SEC.-TWP.-RGE. 32-52N-33W	COUNTY PLATTE	JOB NO. P-23286
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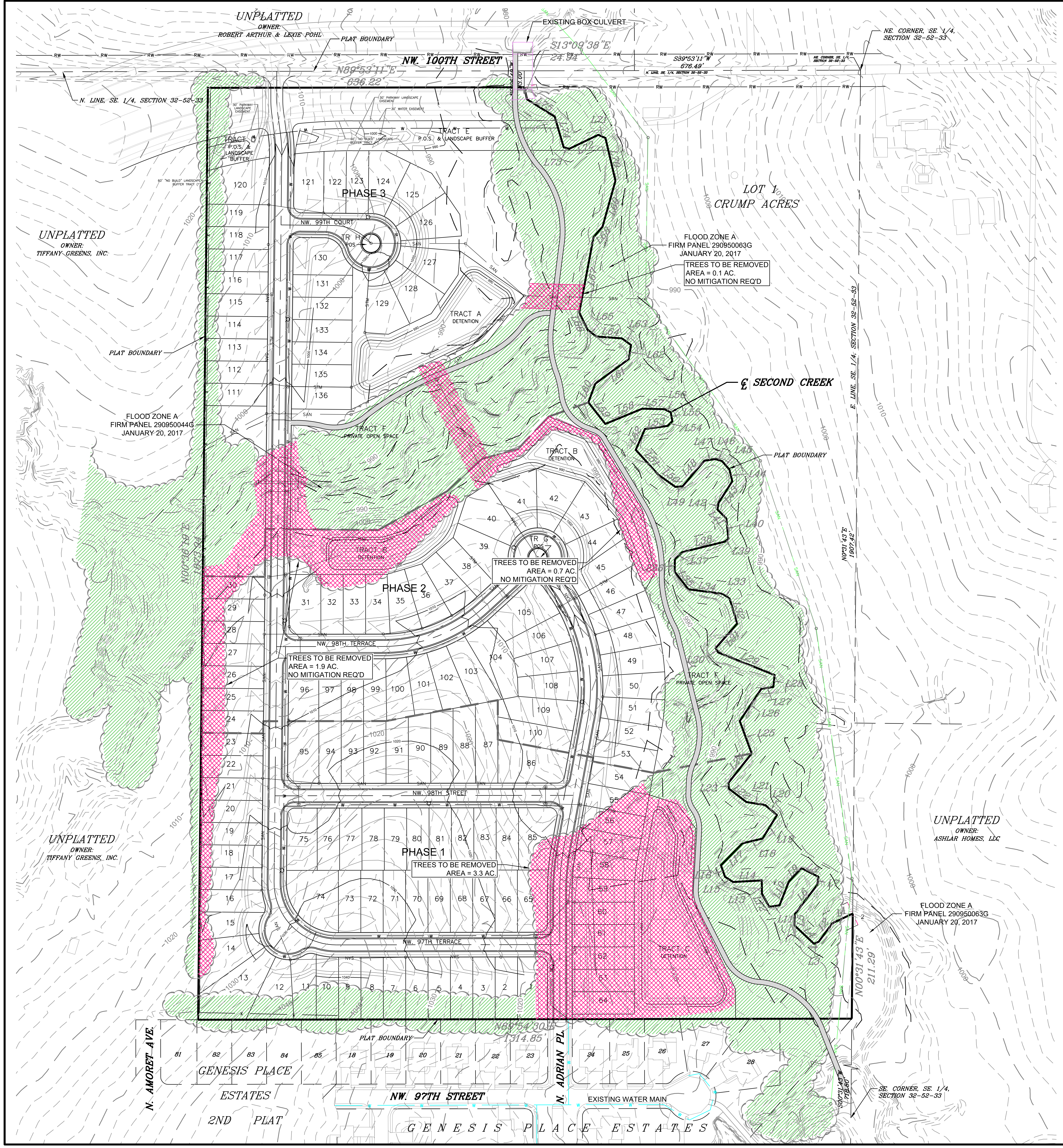
FOR
MANDOLIN CREEK, LLC

SHEET NO.
C9



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
5.2	0.0	13.2	240	-660

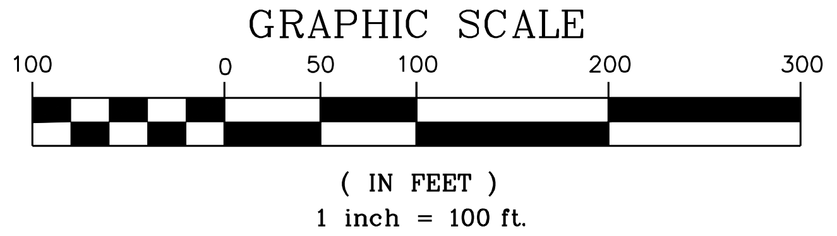
NOTES:

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.

TOPOGRAPHY LEGEND

— — —	EXISTING 10 FT CONTOUR
- - - -	EXISTING 2FT CONTOUR
━━━	PROPOSED 10FT CONTOUR
───	PROPOSED 2FT CONTOUR
🟩	EXISTING VEGETATION TO REMAIN
🟥	EXISTING VEGETATION TO BE REMOVED



(IN FEET)
1 inch = 100 ft.

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1	2/21/24	DRC DISPO COMMENTS	JKR	LV
2	3/21/24	MITIGATION TABLE	JKR	LV
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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

TREE PRESERVATION & MITIGATION PLAN

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FOR
MANDOLIN CREEK, LLC

SEC.-TWP.-RGE. 32-52N-33W	COUNTY PLATTE	JOB NO. P-23286
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SHEET NO.
C10