

MOSS FARM

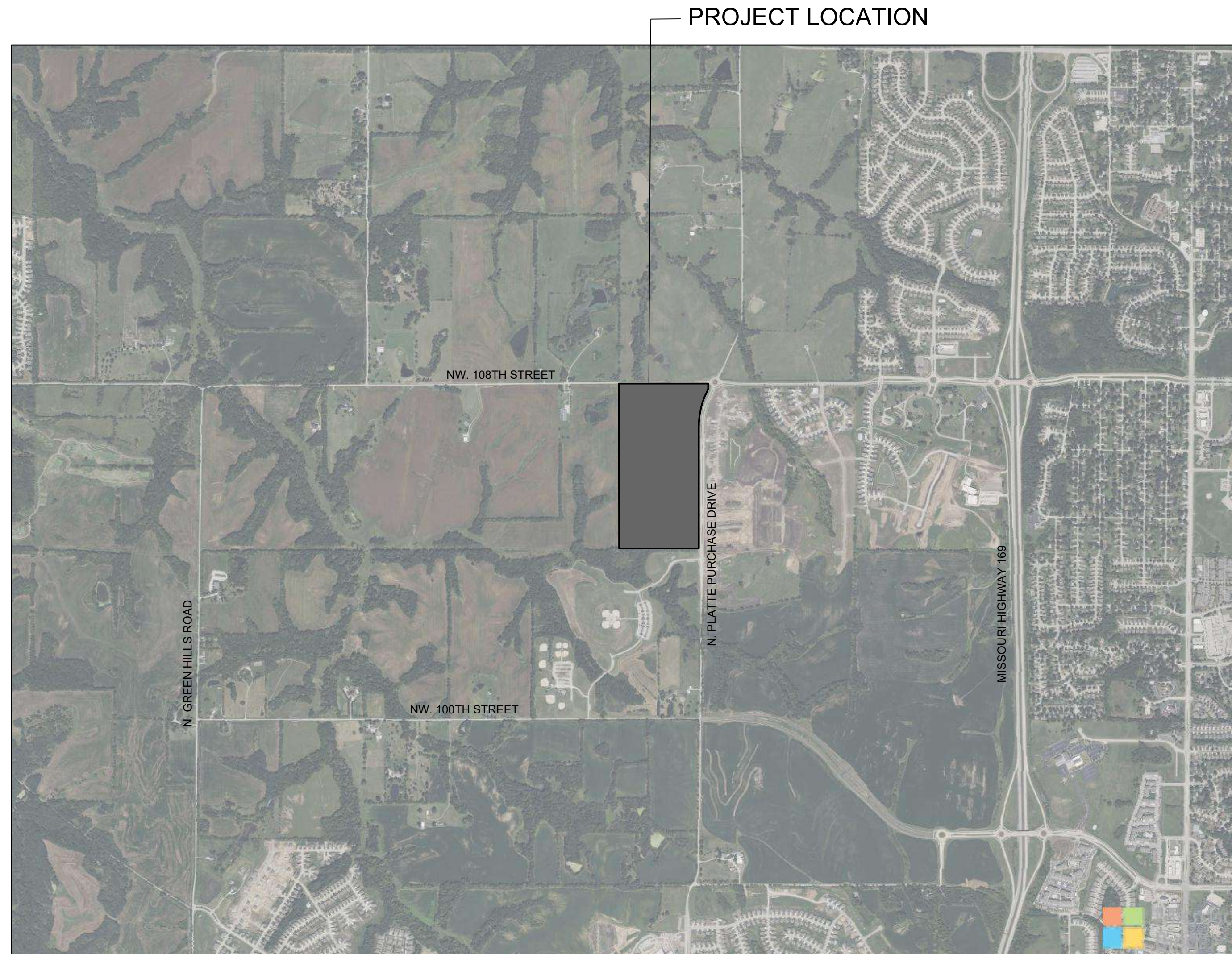
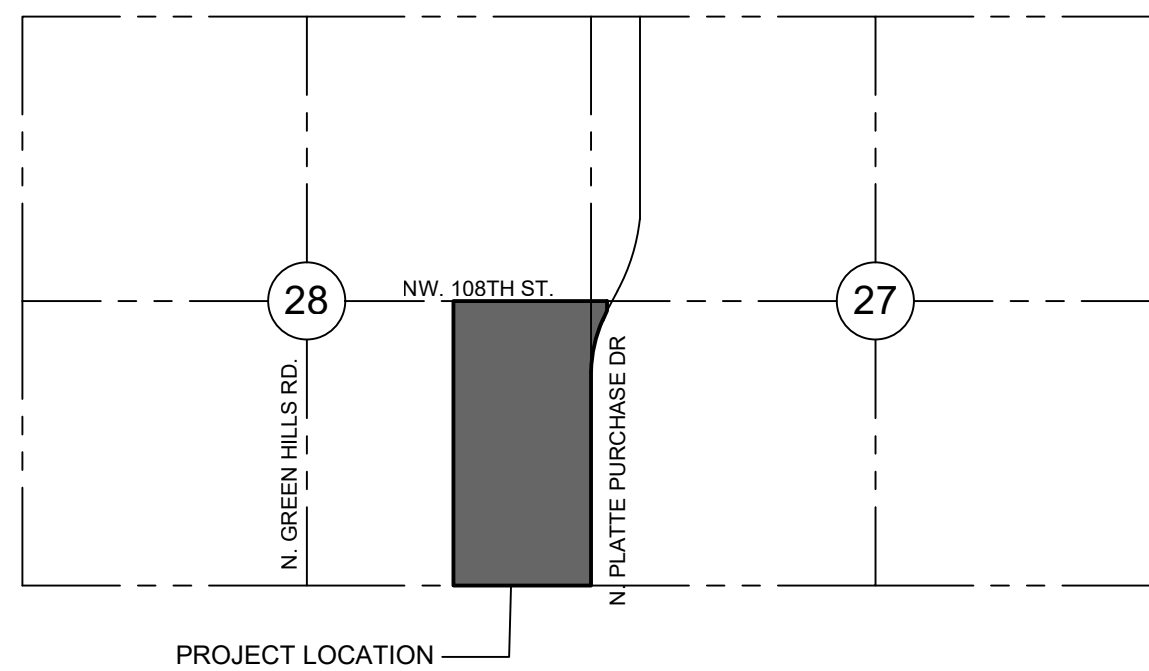
DEVELOPMENT PLAN & PRELIMINARY PLAT

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

PROJECT CONTACT LIST

<p>PROPERTY OWNER: WILLIAM T. MANN REVOCABLE TRUST 9601 NW. PLATTE PURCHASE DRIVE KANSAS CITY, MO 64155 (816) 223-0408 WILLIAM T. MANN billmann@manncock.com</p>
<p>SURVEYOR: R.L. BUFORD & ASSOCIATES, LLC P.O. BOX 14069 PARKVILLE, MO 64152 (816) 741-6152 ROBERT YOUNG rob@rlbuford.com</p>
<p>ENGINEER: R.L. BUFORD & ASSOCIATES ENGINEERING, LLC P.O. BOX 14069 PARKVILLE, MO 64152 (816) 741-6152 LINDSAY VOGT lindsay@rlbuford.com</p>

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



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).

LOCATION MAP
 NOT TO SCALE

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

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

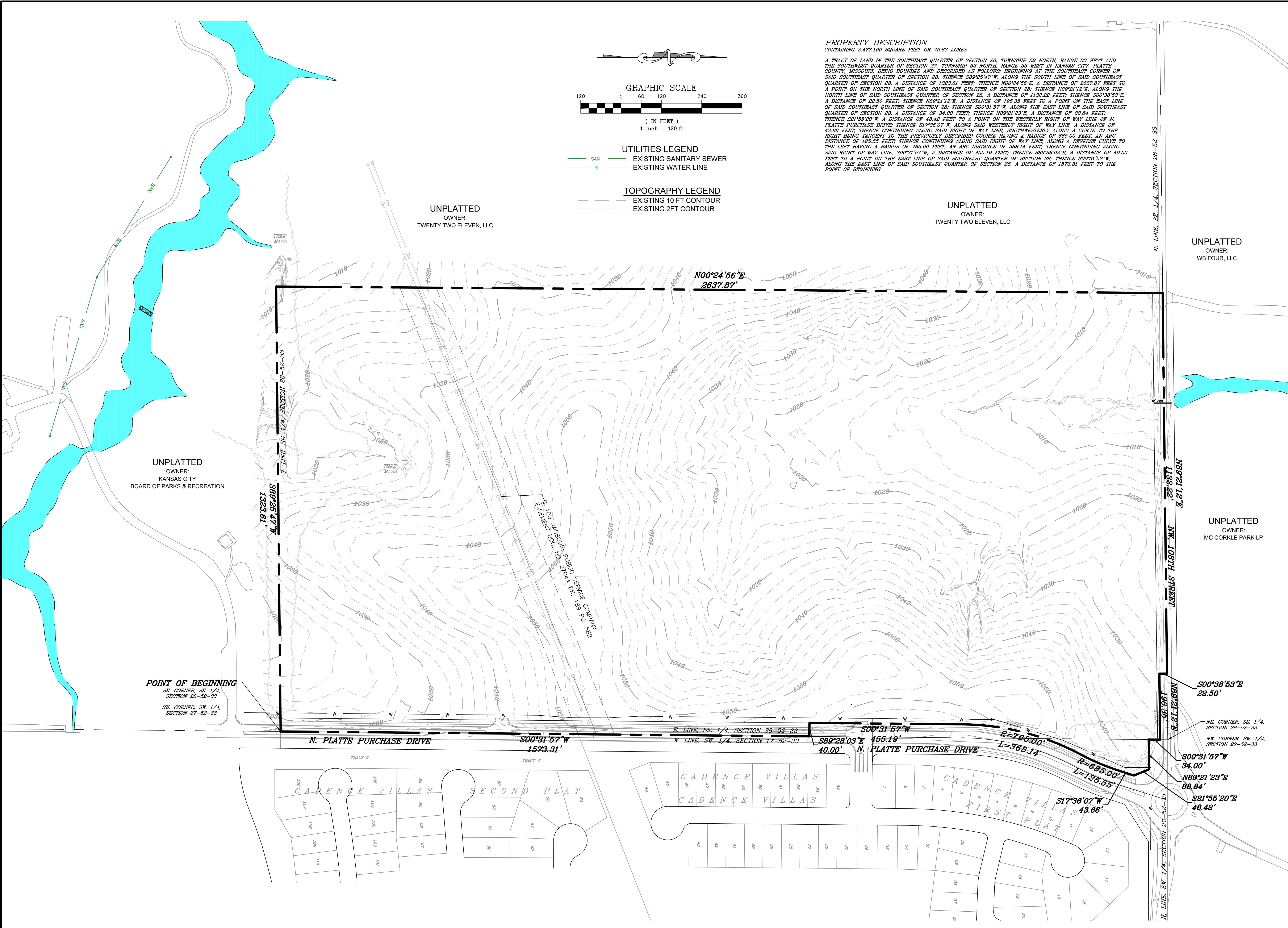
R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR: WILLIAM T. MANN REVOCABLE TRUST

SEC: NW 52-33
 PLAN DATE: DECEMBER 2024

COUNTY: PLATTE
 DRAWN BY: JKR
 CHECKED BY: LV

SHEET NO. C1



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\"/>

NO.	DATE	DESCRIPTION	REVISIONS	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 Engineers, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 1000 W. 10TH STREET, SUITE 100, KANSAS CITY, MO 64105

FOR: **WILLIAM T. MANN REVOCABLE TRUST**

SHEET NO. **C2**

DATE: DECEMBER 2024

SCALE: AS SHOWN

PROJECT: MOSS FARM

PLANNED BY: [REDACTED]

CHECKED BY: [REDACTED]

DRAWN BY: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT: [REDACTED]

PLANNED BY: [REDACTED]

CHECKED BY: [REDACTED]

DRAWN BY: [REDACTED]

DATE: [REDACTED]

- 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.
- ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
- 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.
- STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
- 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.
- PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES AND SEQUENCE OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
- 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

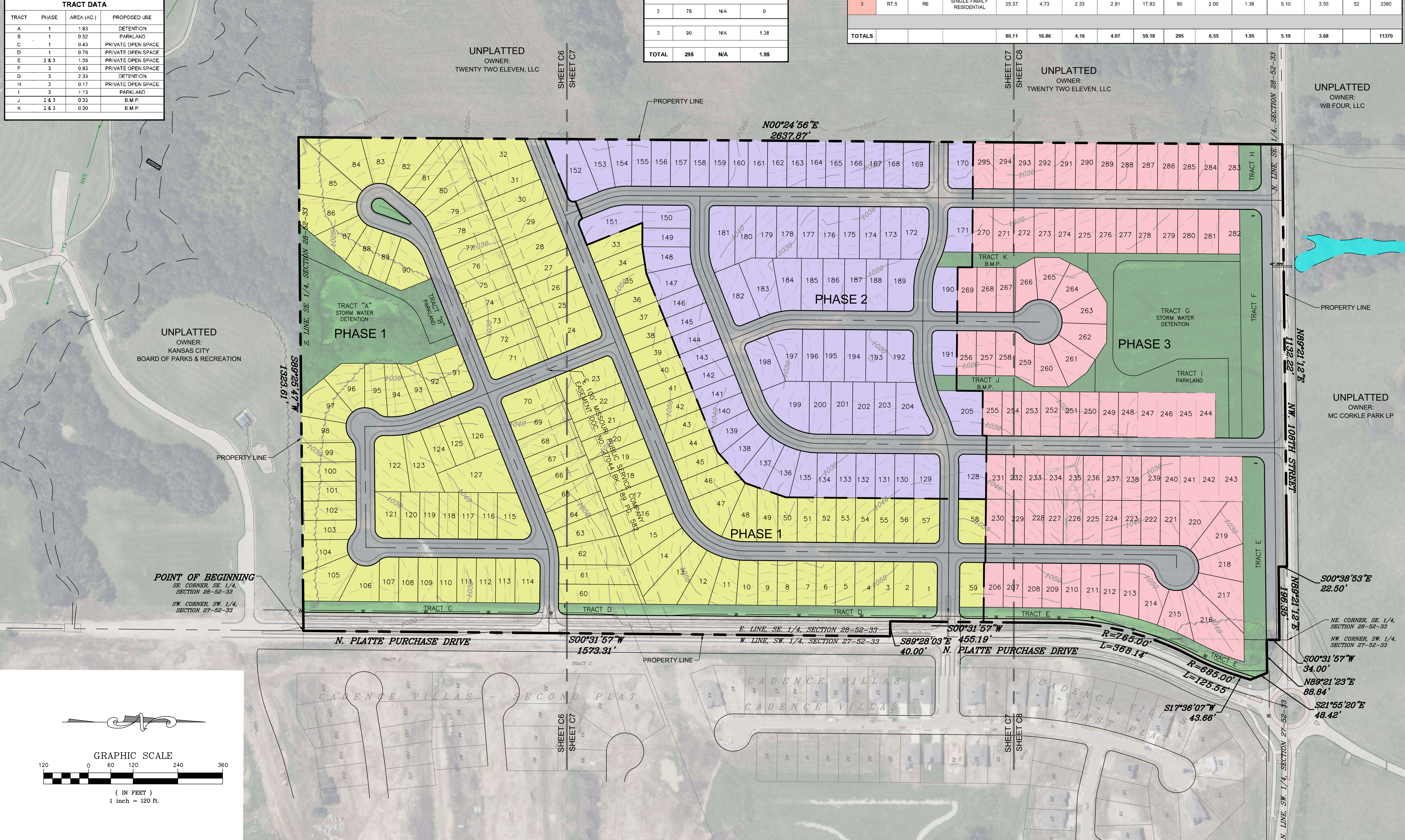
THE DEVELOPER ELECTS TO PAY MONEY IN LIEU OF PARKLAND FOR 4.60 ACRES.

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
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
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	0.70	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.



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	1/10/25	REVIEW COMMENTS	JKR	JKR
2	2/21/25	REVIEW COMMENTS	JKR	JKR
3				
4				
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6				
7				

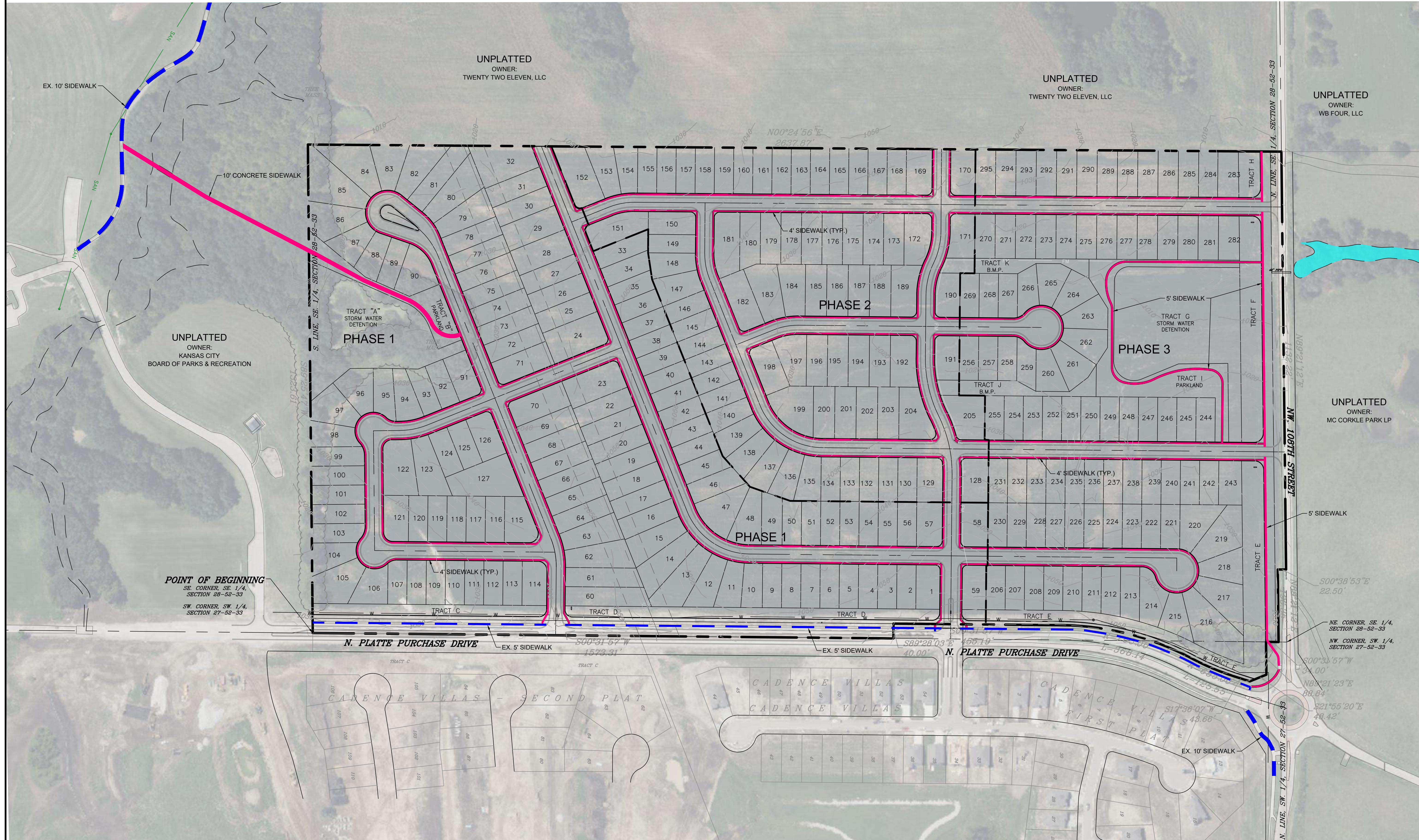
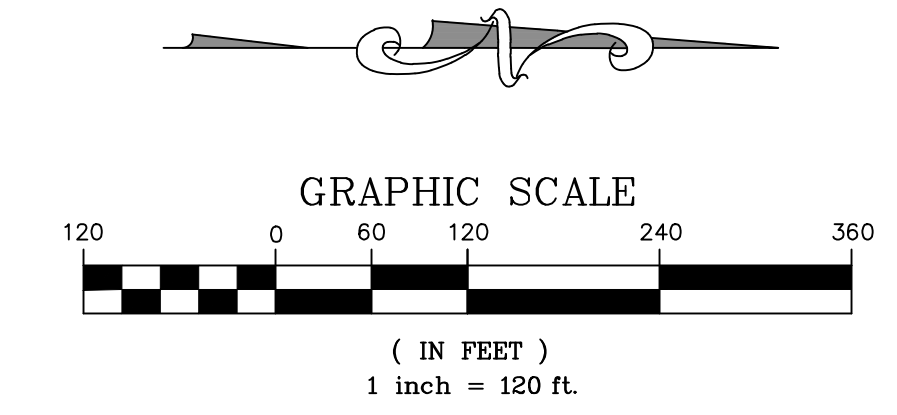
MOSS FARM
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY LAYOUT
 OVERALL SITE LAYOUT

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14869, PARKVILLE, MO. 64152 (816) 741-6192

FOR: **WILLIAM T. MANN REVOCABLE TRUST**

SHEET NO. **C3**

SEC. - MAP - REG. - PLAN DATE - CHECKED BY -
 COUNTY - SUB - DATE - PLAN DATE - CHECKED BY -
 PLATTE - 5301 - 12/31/24 - DECEMBER 2024 - JKR



NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY
1	1/10/25	REVIEW COMMENTS	JKR	LV
2	2/21/25	REVIEW COMMENTS	JKR	LV
3				
4				
5				
6				
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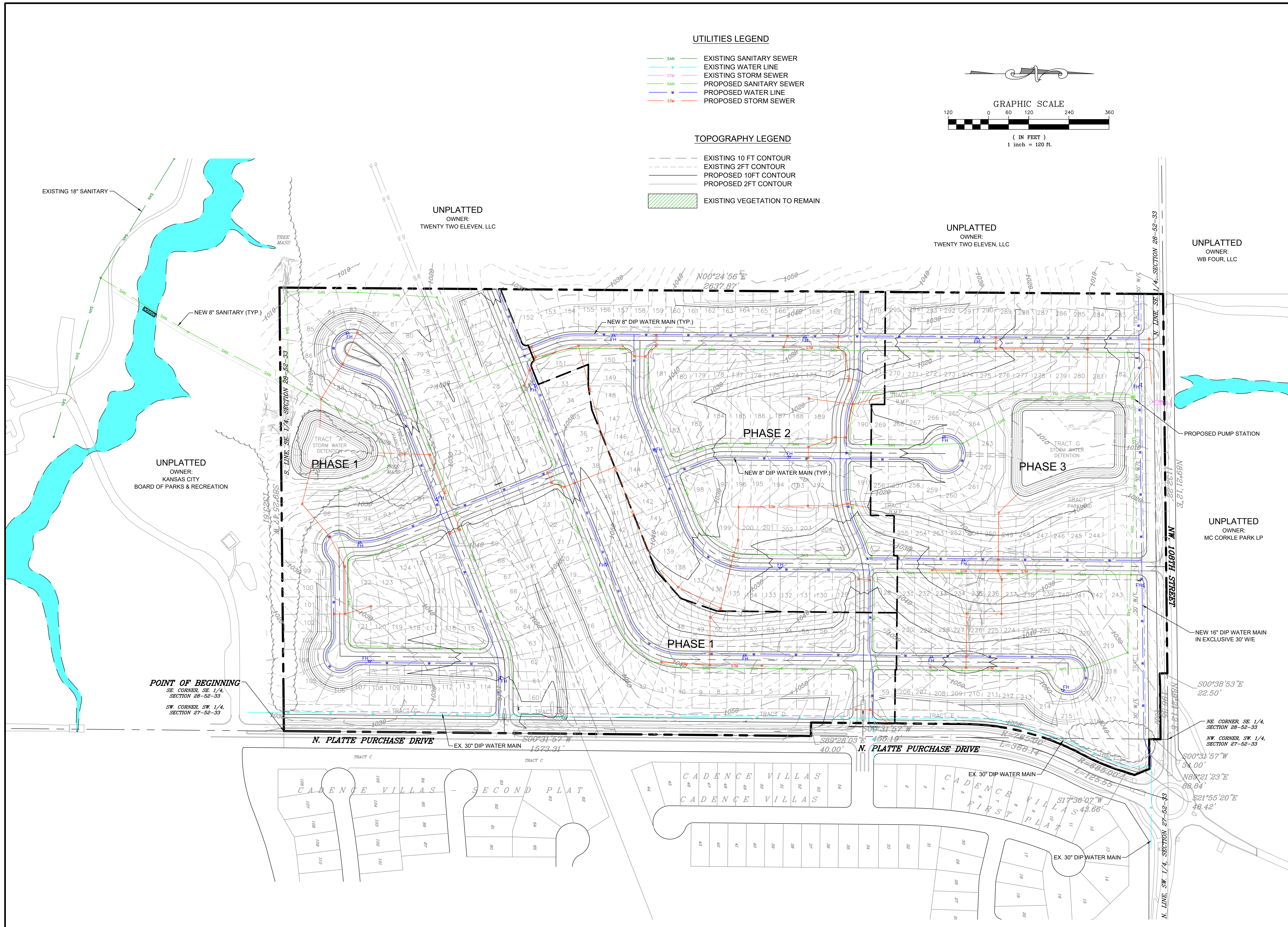
MOSS FARM
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAN
 INTERNAL BICYCLE & PEDESTRIAN PLAN

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 1000 W. 14TH AVENUE, SUITE 100
 P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192

FOR: **WILLIAM T. MANN REVOCABLE TRUST**

SEC. - MAP - REE. COUNTY: **PLATTE** COUNTY: **PLATTE**
 PLAN DATE: **DECEMBER 2024** CHECKED BY: **JKR**
 DRAWN BY: **JKR**

SHEET NO.
C4

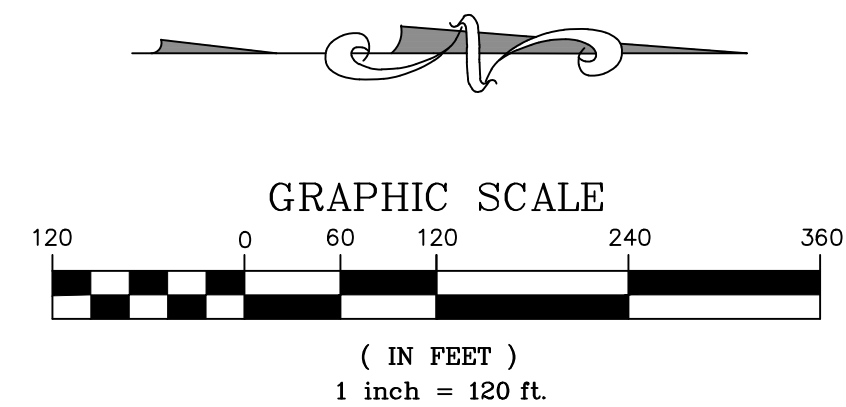


UTILITIES LEGEND

- 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



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

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

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

MOSS FARM
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAN
GRADING & UTILITY PLAN

R.L. Buford & Associates Engineers, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-6192

FOR: WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C5

SEC. - WP - REG. PLAN DATE CHECKED BY
11-13-2021 11-13-2021 LV

COUNTY PLAN DATE CHECKED BY
PLATTE COUNTY DECEMBER 2024 JKR

JOB NO. PLAN DATE CHECKED BY
P-24-03-07 DECEMBER 2024 JKR

DEVELOPER SHALL POST SIGN STATING:
"FUTURE THROUGH STREET
TO BE CONNECTED WHEN
ABUTTING PROPERTY DEVELOPS"

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

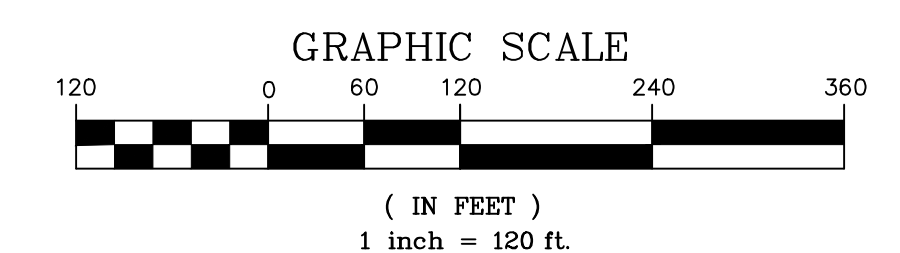
UNPLATTED
OWNER:
KANSAS CITY
BOARD OF PARKS & RECREATION

PHASE 1

TRACT "B" PARKLAND
27763 S.F.
0.52 AC

TRACT "A" STORM WATER
DETECTION
79185 S.F.
1.83 AC

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



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

NO.	DATE	DESCRIPTION	REVISIONS
1	1/10/25	REVIEW COMMENTS	JKR
2	2/21/25	REVIEW COMMENTS	JKR
3			
4			
5			
6			
7			

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
 30830 BRIDGEWAY
 P.O. BOX 14989, PARKVILLE, MO. 64152 (816) 741-6152

FOR: **WILLIAM T. MANN REVOCABLE TRUST**

SEC - MAP - REG. PLAN DATE: 12/15/24
 COUNTY: PLATTE COUNTY
 DRAWN BY: JKR
 CHECKED BY: LV

MATCH LINE - SHEET 8
MATCH LINE - SHEET 7

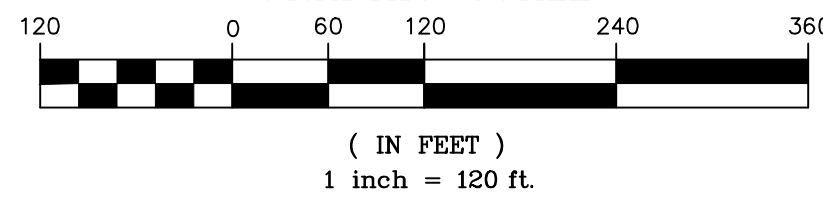
MATCH LINE - SHEET 8
MATCH LINE - SHEET 7

DEVELOPER SHALL POST SIGN STATING:
"FUTURE THROUGH STREET
TO BE CONNECTED WHEN
ABUTTING PROPERTY DEVELOPS"

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



GRAPHIC SCALE



UTILITIES LEGEND

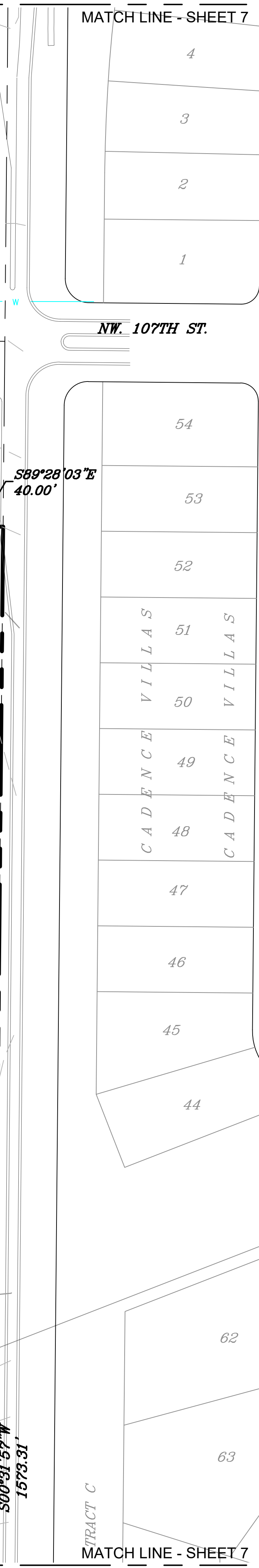
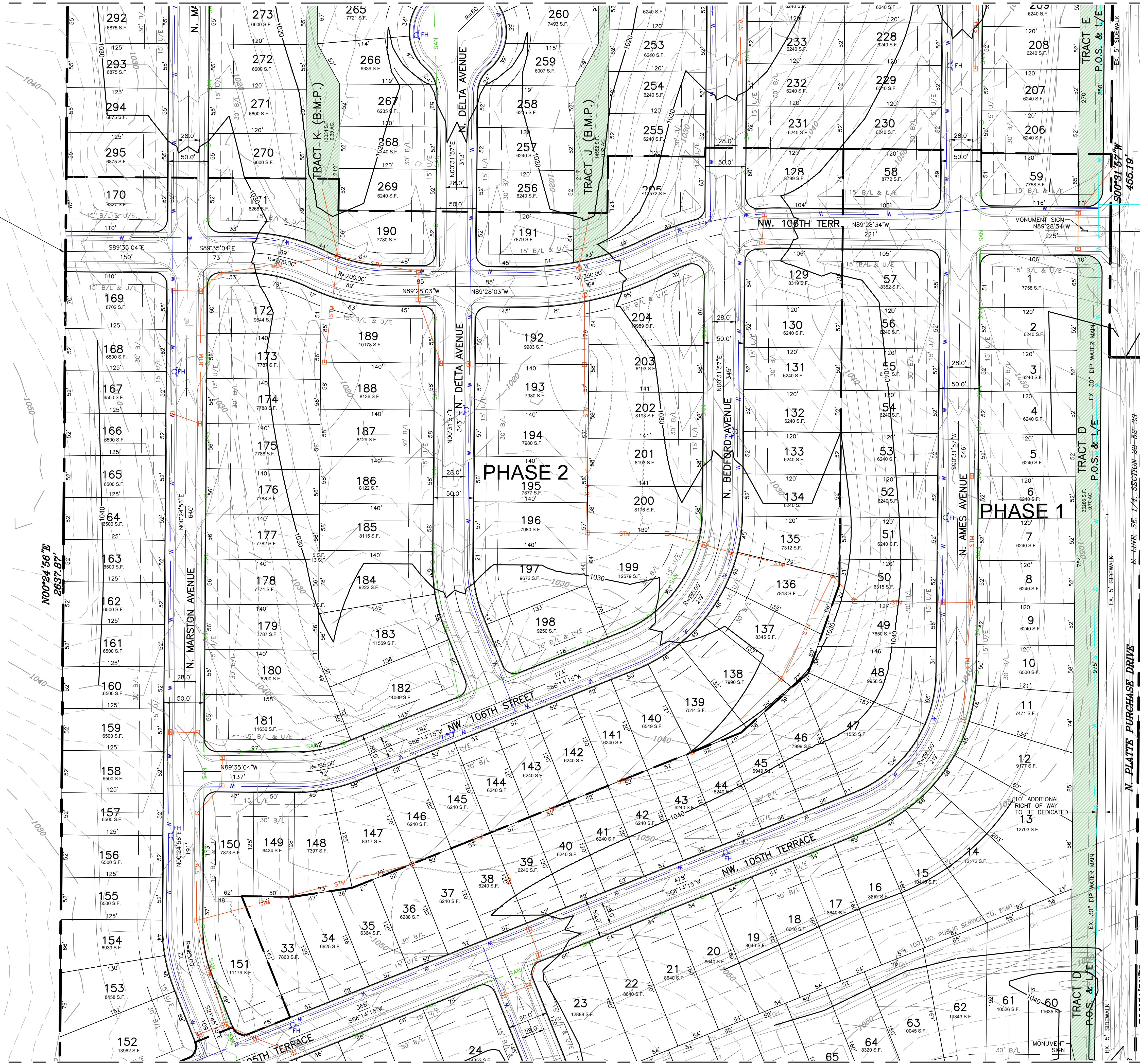
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER

TOPOGRAPHY LEGEND

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

MATCH LINE - SHEET 7
MATCH LINE - SHEET 6

MATCH LINE - SHEET 7
MATCH LINE - SHEET 6



REVISIONS

NO.	DATE	DESCRIPTION	REVIEW COMMENTS	CHECKED BY
1	1/10/25			J.R.
2	2/21/25			J.R.
3				
4				
5				
6				
7				

MOSS FARM
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - 2 OF 3

R.L. Buford & Associates Engineers, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14869, PARKVILLE, MO. 64152 (816) 741-6192

FOR WILLIAM T. MANN REVOCABLE TRUST
SEC. - REP. - RGE. COUNTY - JOB US.
DATE - 1/10/25 SITE - P-2537 JOB NO. 2537
PLAN DATE - 1/10/25 CHECKED BY - J.R. DRAWN BY - J.R.

SHEET NO. C7

UNPLATTED
OWNER:
WB FOUR, LLC

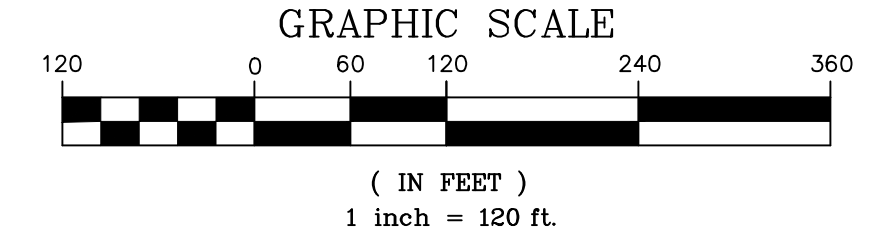
UNPLATTED
OWNER:
MC CORKLE PARK LP

UTILITIES LEGEND

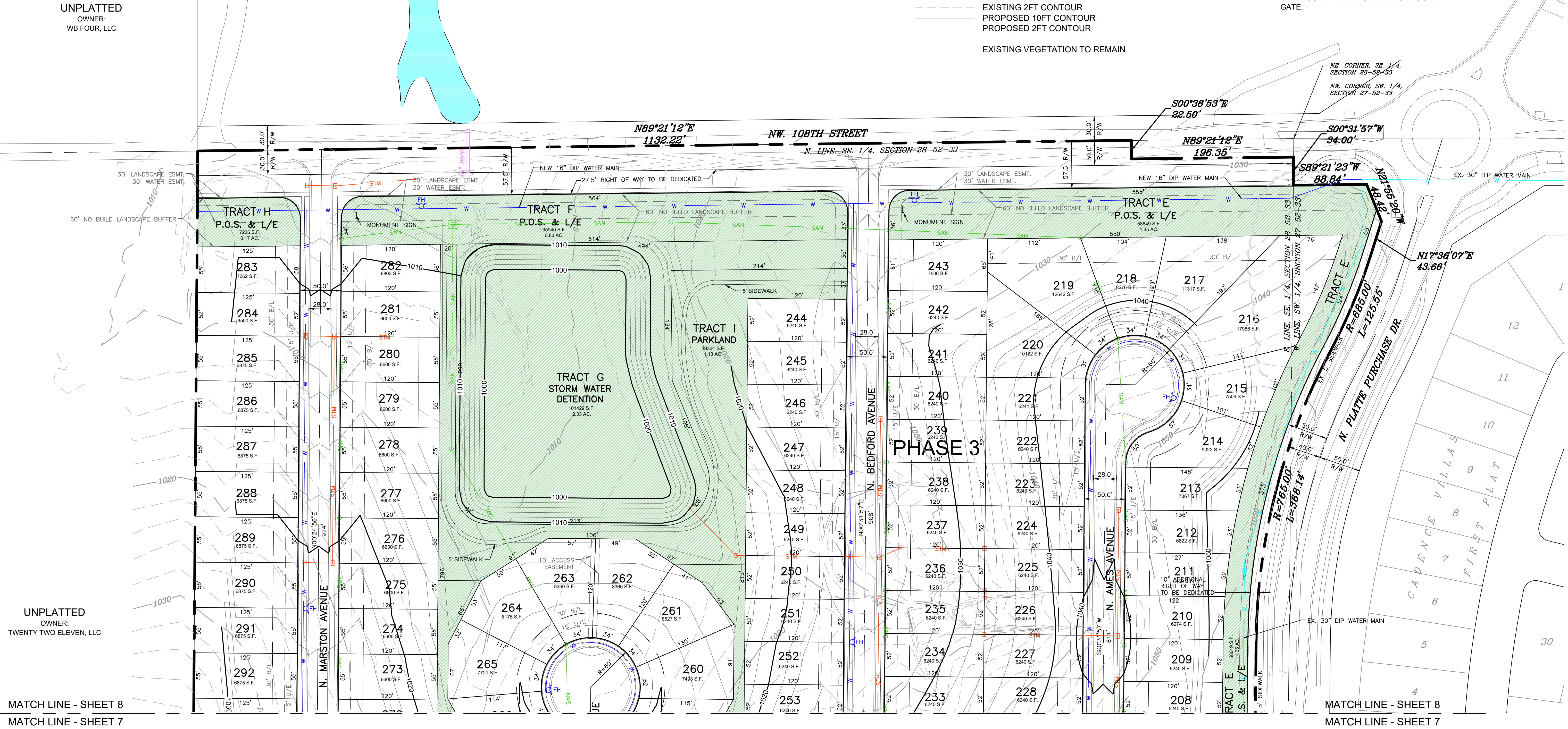
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER

TOPOGRAPHY LEGEND

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



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



MATCH LINE - SHEET 8
MATCH LINE - SHEET 7

MATCH LINE - SHEET 8
MATCH LINE - SHEET 7

REVISIONS	
NO.	DESCRIPTION
1	1/10/25
2	2/21/25
3	
4	
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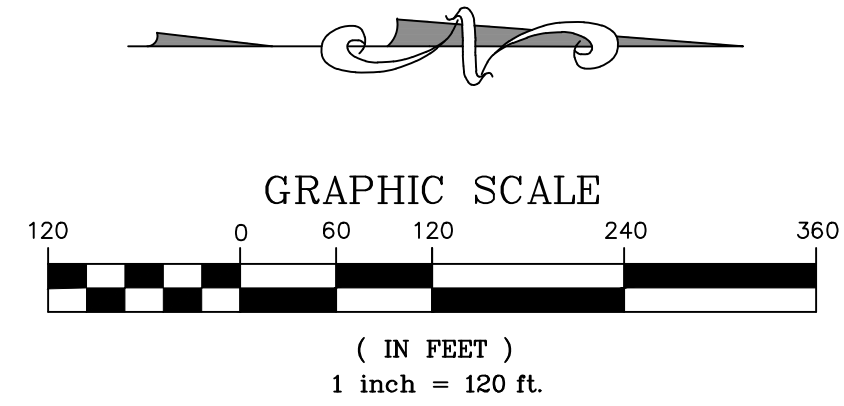
MOSS FARM
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT 3 OF 3

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192

FOR: WILLIAM T. MANN REVOCABLE TRUST
SEC. - WP - REE. COUNTY: PLATTE COUNTY
PLAN DATE: DECEMBER 2024
CHECKED BY: L.V.
DRAWN BY: JKR

SHEET NO.
C8

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



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.	DESCRIPTION
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MOSS FARM
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAN
 TREE PRESERVATION & MITIGATION PLAN

R.L. Buford & Associates Engineers, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-6192

FOR: WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C10

DATE: _____

DESIGNED BY: _____

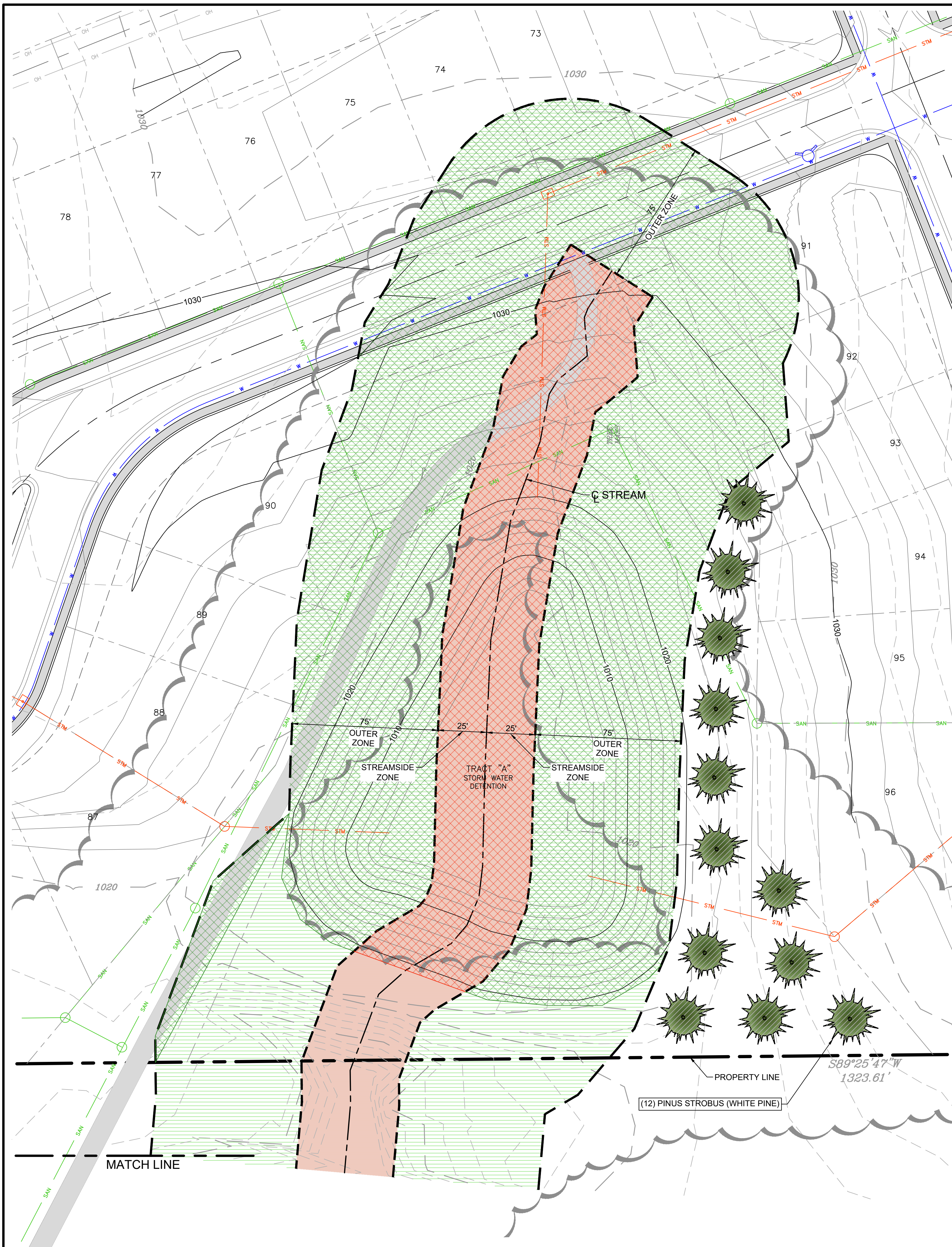
DRAWN BY: _____

CHECKED BY: _____

DATE: _____

REVISIONS: _____

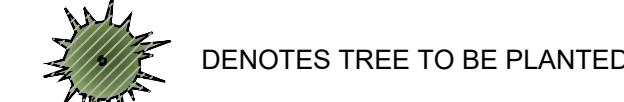
CHECKED BY: _____



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



STREAM BUFFER NOTES:

- A FINAL STREAM BUFFER PLAN SHALL BE PROVIDED FOR EACH PHASE WHEN APPLICABLE. THIS PLAN INCLUDES:
 - BUFFER ZONES DETERMINED PER SECTION 88-415-03
 - FINAL IMPACTS AND MITIGATION PER SECTION 88-415-05
- FINAL STREAM BUFFER PLANS SHALL FOLLOW ALL REGULATIONS OF SECTION 88-415.
- 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

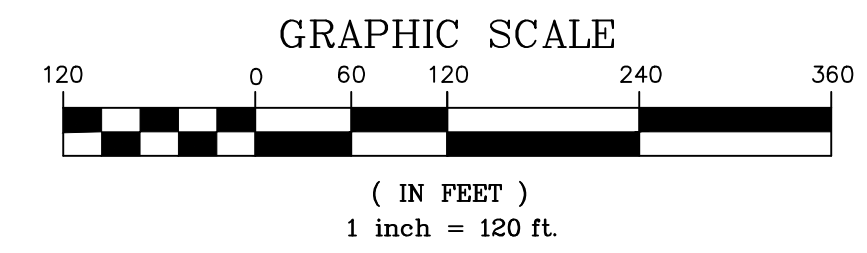
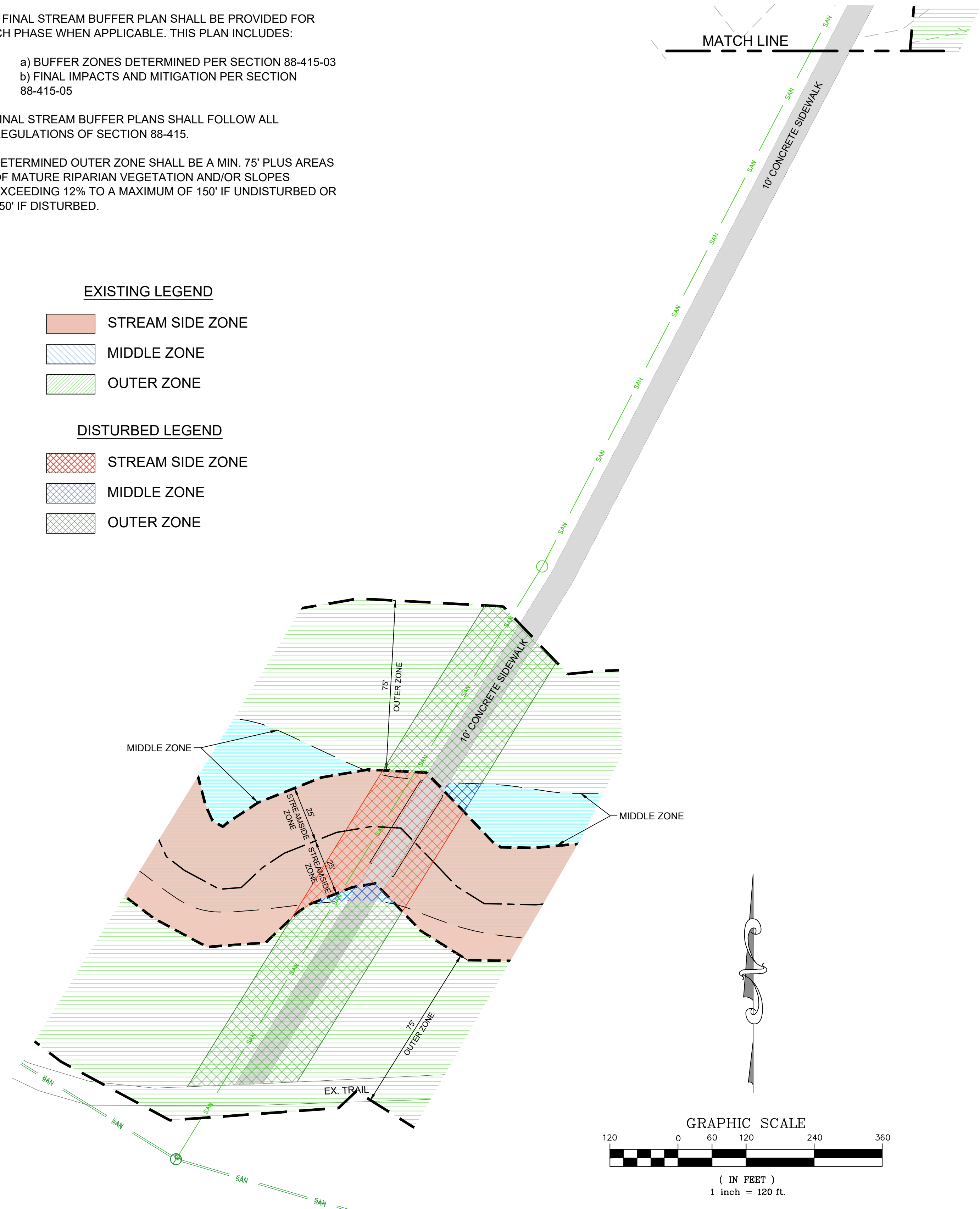
DISTURBED LEGEND

- 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



REVISIONS

NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY
1	2/2/25			JKR
2				LV
3				
4				
5				
6				
7				

MOSS FARM
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAN
PRELIMINARY STREAM BUFFER PLAN

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 20800 W. 140TH ST., SUITE 100
 OVERLAND PARK, MO 66204

FOR: WILLIAM T. MANN REVOCABLE TRUST

SEC-TWP-RGE. COUNTY PLAT DATE
 14S-09E-03E PLAT DATE
 14S-09E-03E PLAT DATE

DESIGNED BY: JKR
 CHECKED BY: LV
 DATE: DECEMBER 2024

JOB NO. 24-001
 PLAN DATE: DECEMBER 2024

SHEET NO. C11