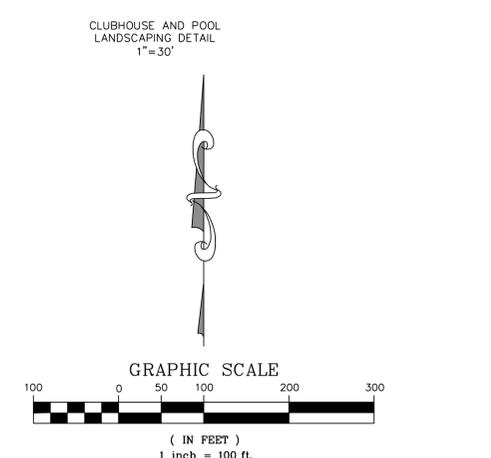
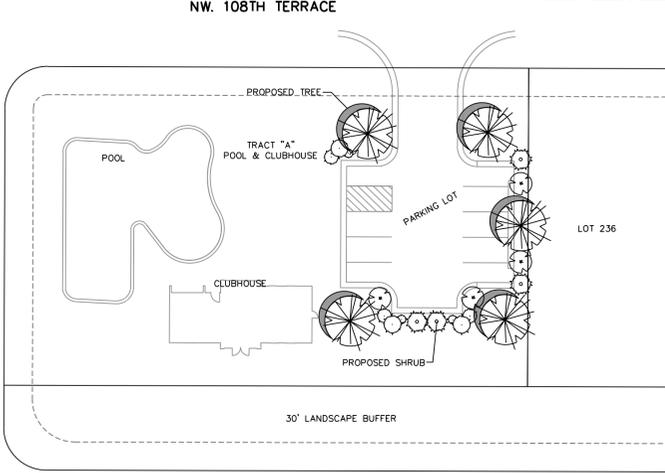
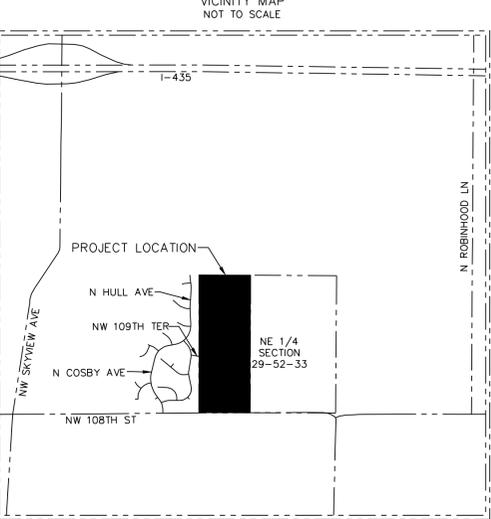


PROPERTY DESCRIPTION
 ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°05'10"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 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)
 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

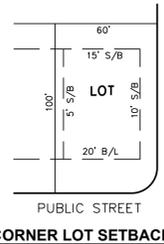
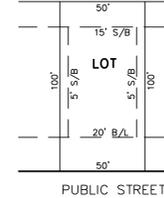
PRIVATE OPEN SPACE: TRACTS A, C, K & L CONTAINS 2.02 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 251 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 5.57 ACRES ARE REQUIRED 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 = 15'
 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



PARKLAND DATA:
 TOTAL PARKLAND REQUIRED = 5.57 AC.
 TRACTS WITH AMENITIES:
 TRACT "A" = 0.52 AC.
 TRACT "C" = 0.19 AC.
 TRACT "K" = 0.67 AC.
 TRACT "L" = 0.64 AC.
 TOTAL = 1.02 AC.
 REMAINDER IS 3.55 AC.

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" | 7.12 | 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 | 6.62 |
| 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

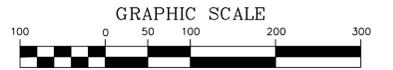
REVISIONS

| NO. | DATE | DESCRIPTION | REVISED BY: |
|-----|------------|---------------------------|-------------|
| 1 | 5/20/2022 | PRELIMINARY PLAT COMMENTS | JKR |
| 2 | 11/18/2024 | DEVIATIONS | JKR |
| 3 | 1/26/2025 | LOT SETBACK DETAIL | JKR |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

SHEET 1 OF 7

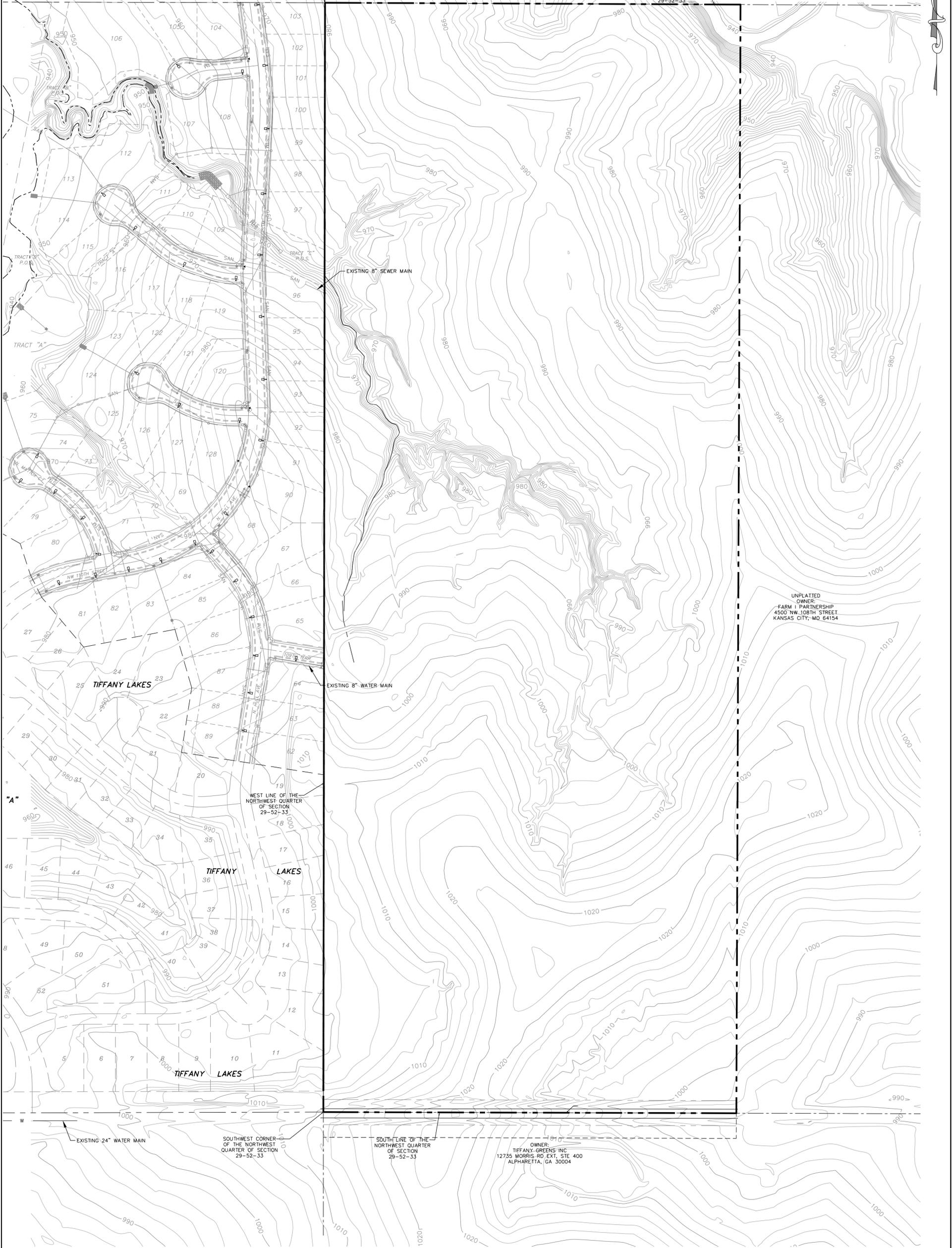
UNPLATTED
OWNER:
J A PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

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



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 | SEC.-TWP.-RGE. | COUNTY | JOB NO. |
| DAM, LLC | 29-52-33 | PLATTE | P-22084 |
| | DATE | FIELD BOOK | |
| | 03/23/2022 | | |

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

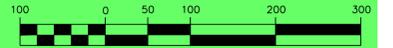
EXISTING CONDITIONS
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

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

GRAPHIC SCALE

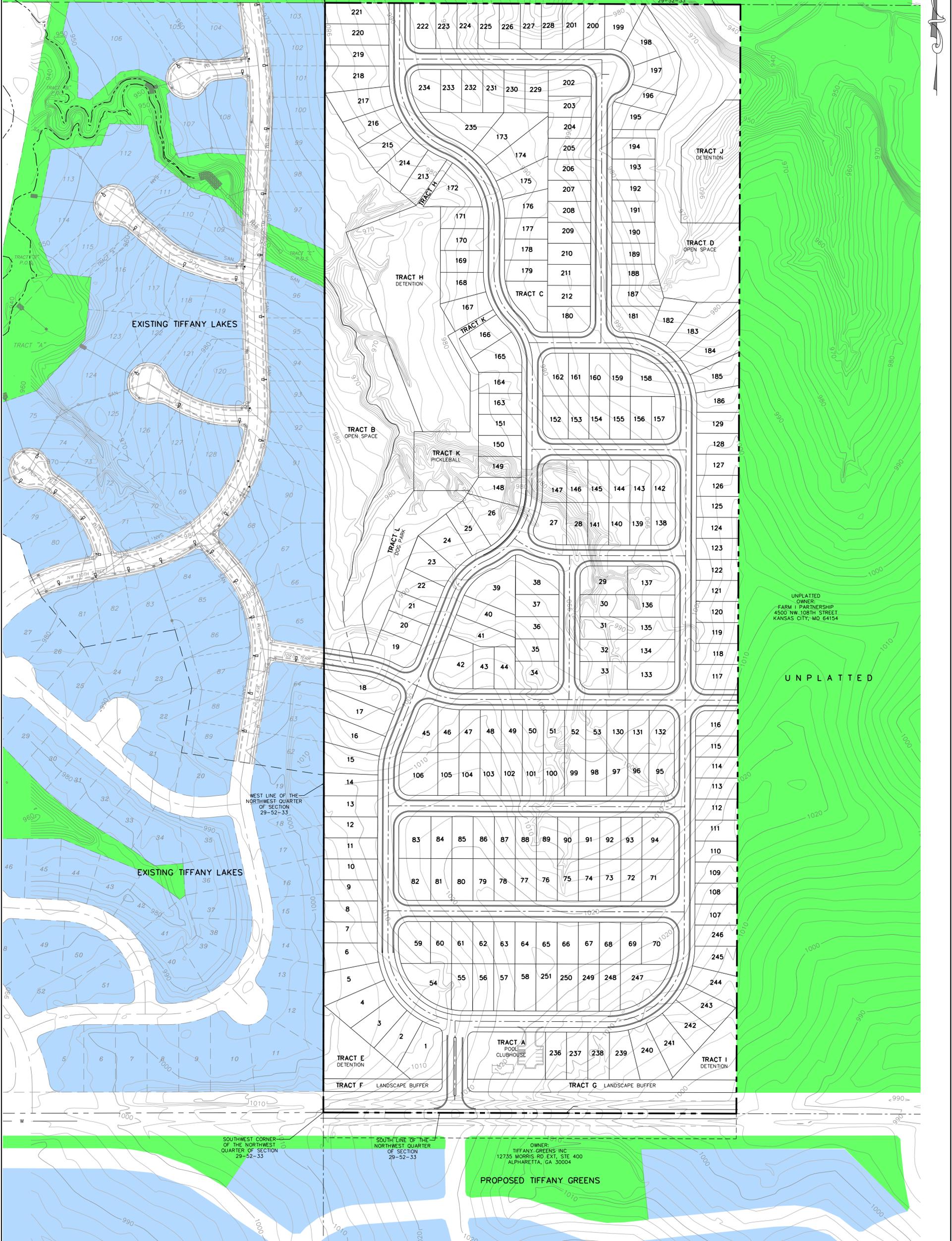


(IN FEET)
1 inch = 100 ft.

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

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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@rbuford.com

| | |
|--|--|
| FOR | P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152 |
| 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.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 | | | |
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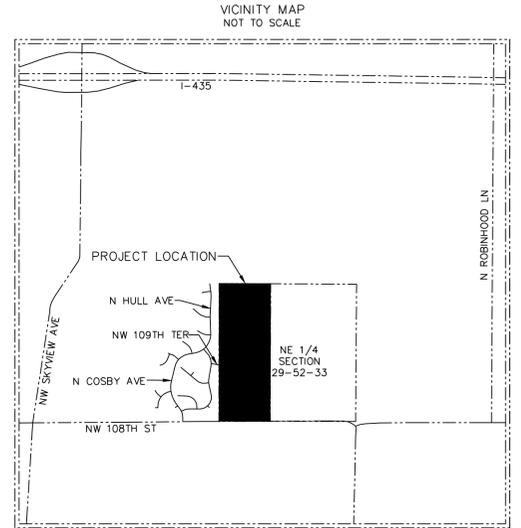
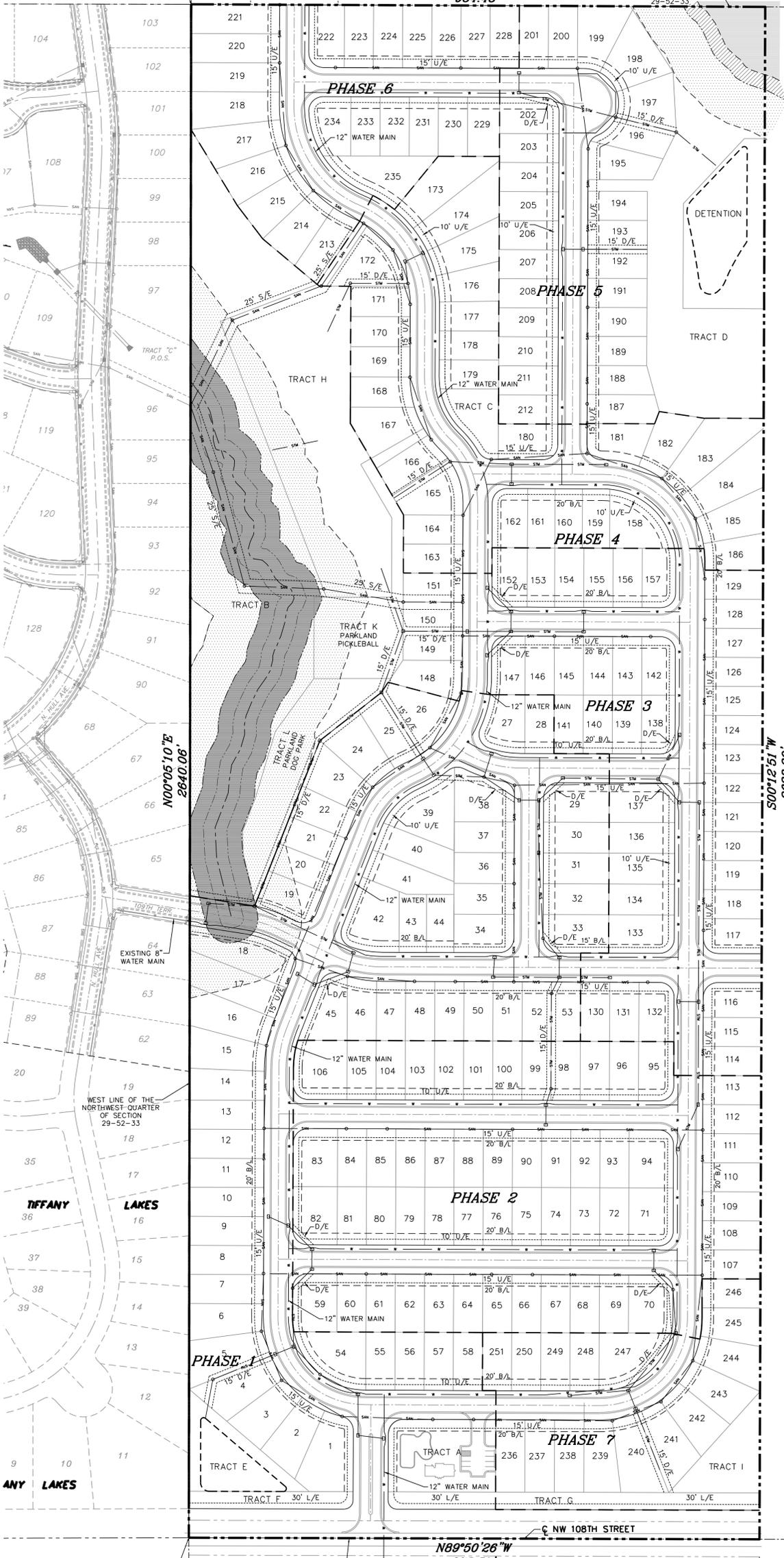
UNPLATTED
OWNER:
J. A. PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

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

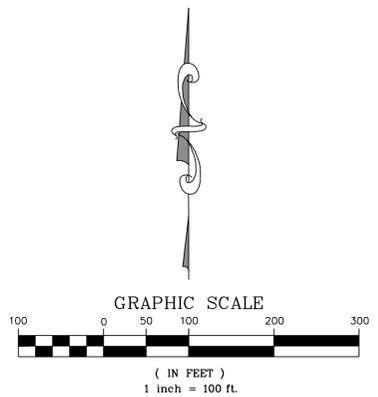
NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

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

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



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.

$N89^{\circ}50'26"W$
 $978.57'$

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

24" WATER MAIN TO BE EXTENDED
IN 30' WATER EASEMENT SOUTH
SIDE OF NW 108TH STREET

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 | 1/26/2025 | BUILDING LINE | JKR |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

SHEET 6 OF 7

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

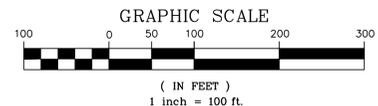
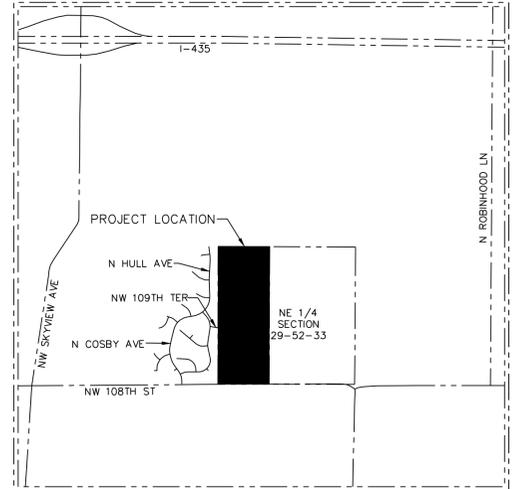
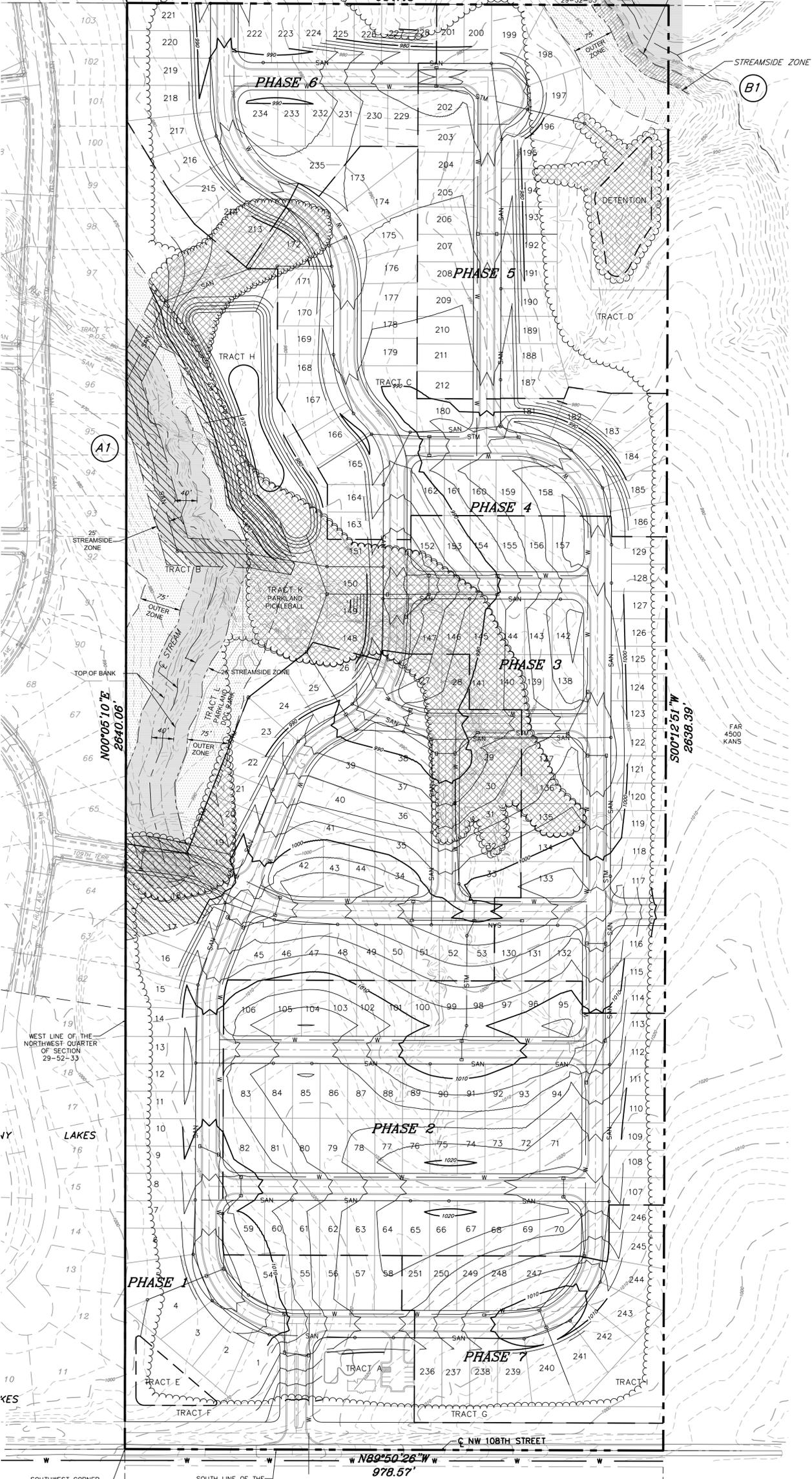
UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248

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

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

100 YR. FLOODPLAIN
PER MAP #29095C0042G
ELEV.=949.00

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 | 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 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 | 10/11/22 | STREAM BUFFER | JKR |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

SHEET 7 OF 7



City Plan Commission
Approved Subject to Conditions

of Case No. 22-09C-2022-00050 On 06-07-2022

Joseph Rexwinkle, AICP
Secretary of the Commission





City Plan Commission
Approved Subject to Conditions
of Case No. 03-cvc-2022-00558 On 06-07-2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



CASTLOP