CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

April 2, 2024

Project Name
Mandolin Creek

Docket #4

Request
4.1. CD-CPC-2024-00007
Area Plan Amendment

4.2 CD-CPC-2024-00008
Rezoning

4.3 CD-CPC-2024-00009
Development Plan

Applicant
Lindsay Vogt
RL Buford

Owner
Bill Mann
Mann Company

Location	3701 NW 100th St
Area	About 42 acres
Zoning	R-6
Council District	1st
County	Platte
School District	Platte County

Surrounding Land Uses
North: Undeveloped, Zoned AG-R
South: Genesis Residential, Zoned R-7.5
East: Single Unit Residential, Zoned AG-R
West: Future Twin Creeks Dev., Zoned MPD

KC Spirit Playbook Alignment
Case submitted prior to KC Spirit Review

Land Use Plan
The KCIA Area Plan recommends Residential Low Density uses for the subject property.

Major Street Plan
The City's Major Street Plan identifies NW 100th St. as a Parkway with 4 lanes at this location.

APPROVAL PROCESS

PROJECT TIMELINE
The application for the subject request was filed on January 29, 2024. Scheduling deviations from 2024 Cycle 3.2 have occurred.

- Inspection of Tree Canopy needed after tree removal.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the KCI Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on March 11, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site is currently undeveloped. To the south is the existing Genesis Place Estates. Land to the north and west is undeveloped currently. An approved MPD Plan for Tiffany Greens is to east which proposes single family residential. There is a regulated stream on the eastern boundary of the subject site.

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a Rezoning in current District AG-R (Agriculture) to proposed District R-6 Open Space (Residential), amending the KCIA Area Plan from Residential Low Density to Residential Medium Density, and approving a Development Plan on about 42 acres generally located on the south side of Northwest 100th Street approximately 1300 feet east of Green Hills Road, allowing for the creation of 136 lots for single unit homes.

CONTROLLING CASE
There is no controlling case for this site.

PROFESSIONAL STAFF RECOMMENDATION
Docket #4.1 Recommendation: **Approval**
Docket #4.2 Recommendation: **Approval**
Docket #4.3 Recommendation: **Approval Subject to Conditions**

REZONING PLAN REVIEW

The applicant is requesting to rezone a contiguous 42-acre land parcel currently designated as District AG-R (Agricultural Residential) to District R-6 (Residential) Open Space. This rezoning initiative is intended to facilitate the development of 136 single-unit residential dwellings. Additionally, a companion Area Plan Amendment is proposed to revise the future land use designation within the KCIA (Kansas City International Airport) Area Plan, transitioning it from Residential Low Density to Residential Medium Density.

The proposed rezoning action linked with the associated Development Plan, outlining the detailed strategy for the development of the residential community which is currently comprised of a vacant single parcel of land.

SPECIFIC REVIEW CRITERIA- REZONING

Zoning and Development Code Map Amendments, REZONINGS (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;
The KCIA Area Plan recommends Residential Low Density land use for this location. This proposal is not consistent with the future land use plan thus an Area Plan Amendment is required to Residential Medium Density.

B. Zoning and use of nearby property;
Nearby properties are zoned R-7.5 to the south within the Genesis Residential Development. Land to the west is zoned MPD but allows for single until homes. Land to the north and east is zoned AG-R and is developed with low density residential homes.

C. Physical character of the area in which the subject property is located;
Adjacent properties consist mainly of single unit homes. The proposed rezoning is not expected to change the physical character of the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
There is an existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards with the accompanying development.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The current zoning designation is AG-R. The proposed rezoning will change the zoning to R-6 Open Space. This zoning district requires the conservation of land in exchange for flexible lot sizes. This allows for the stream buffer and other tracts of land within the development to be preserved.

F. Length of time the subject property has remained vacant as zoned;
The subject site has never been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning is not expected to detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
A denial of the application will not provide any gain to the public health, safety, and welfare.

DEVELOPMENT PLAN REVIEW

The applicant seeks approval for a Development Plan within the proposed District R-6 Open Space, encompassing approximately 42 acres situated on the south side of Northwest 100th Street, approximately 1300 feet east of Green Hills Road.

The proposed development aims to subdivide the existing unplatted 42-acre parcel of land into 136 lots. Compliance with the R-6 Open Space Zoning District necessitates lot sizes of at least 5,000 square feet. The proposed lots vary in size from approximately 5,600 square feet to 10,000 square feet, with an average lot size of around 6,310 square feet. Additionally, adherence to the zoning district's requirement of a 45-foot lot width is ensured, with the developer proposing a minimum lot width of 45 feet. No deviations to setbacks from the R-6 Open Space District are sought by the developer.

Access to the site will be facilitated through an existing connection to the south on North Adrian Place, supplemented by a new drive along Northwest 100th Street to the north. Pedestrian connections will be provided to the regional trail which is proposed to run along Second Creek which is on the eastern side of the property. Additionally, sidewalks within the development have been provided to Public Works Standards. Northeast 100th Street is on the Major Street Plan as an extension of Northwest Tiffany Springs Parkway. The applicant is not required to provide half street improvements for this stretch of the street; however, they must pay impact fees which will be used for future road improvements.

Finalization of landscaping for tracts within the development will occur through a project plan during the Final Platting phase. Among the species proposed for inclusion within the tracts are Red Oak, Pacific Sunset Maple, Eastern Redbud, and Japanese Maple.

WAIVERS AND DEVIATIONS

The applicant is not seeking any waivers or deviations.

DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Plan is in conformance with the R-6 Open Space standards
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	NW 100th Street is a parkway which will be constructed at a later time. Homes adjacent to the parkway will be buffered with a 45 ft Landscape Buffer
Parkland Dedication (88-408)	Yes	Yes	Providing 3.02 acres of dedication
Tree Preservation and Protection (88-424)	Yes	Yes	Provided over minimum requirement for tree preservation.
Parking and Loading Standards (88-420)	Yes	Yes	Constructed homes must conform to 88-425
Landscape and Screening Standards (88-425)	Yes	Yes	Project Plans at time of Final Plat will ensure that tracts are properly screened.
Outdoor Lighting Standards (88-430)	No		Public Street lights will be installed.
Sign Standards (88-445)	No		All signage must be approved through a separate Permit
Pedestrian Standards (88-450)	Yes	Yes	Applicant has provided sidewalks on both sides of the street as required by Public Work standards. Additionally, connections to the regional trail are provided.

SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN
DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;
The proposed Development Plan complies with all standards of the Zoning and Development Code.

B. The proposed use must be allowed in the district in which it is located;
The proposed Development Plan is allowed within the proposed R-6 Open Space Zoning District which permits single unit homes.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;
Vehicular ingress and egress to and from the site is not inhibited by this Development Plan

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The proposed Development Plan does not inhibit pedestrian circulation and safety. Connections to the regional trail are provided within the development.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
Adequate utilities are existing on site or proposed for the Development Plan.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
There are not proposed buildings or structures with this Development Plan. The single unit homes will be required to be built to the requirements of the Zoning and Development Code at the time of construction.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
Proposed landscaping is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code. Landscape plans will be finalized with a project plan at the time of Final Plat.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
Excess impervious area is not proposed with this Development Plan. This plan utilized the Open Space zoning category which requires that 30% of the property is preserved as open space.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
The Project Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following as stated in the conditions report:

Docket #4.1	Area Plan Amendment Recommendation: **APPROVAL**
Docket #4.2	Rezoning Recommendation: **APPROVAL**
Docket #4.3	Development Plan Recommendation: **APPROVAL SUBJECT TO CONDITIONS**

Respectfully Submitted,

Matthew Barnes
Planner

Plan Conditions

Report Date: March 27, 2024

Case Number: CD-CPC-2024-00009

Project: Mandolin Creek Residential Development

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That the developer construct a ten foot wide, six inch thick, concrete trail along the western side of the creek which ties into the proposed trail extending from the Woodhaven development to the east.

2. That prior to recording of the Final Plat of each phase the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

3. The developer shall secure approval of a project plan from the City Plan Commission prior to recording of the Final Plat for Phase 3 for Tracts D and E.

4. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

5. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 03/13/2024 via publicengagement@kcmo.org and matthew.barnes@kcmo.org.

6. 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.

7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

8. That prior to recording of the Final Plat for the first phase the developer gain approval of a Street Name Plan for the entire development.

9. That prior to being heard by City Council the applicant revises the plan to provide the trail's centerline length in linear feet and list its calculation for parkland dedication per section 88-408-H.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

10. The developer shall dedicate additional right of way [and provide easements] for NW 100th street (Future Tiffany Springs Pkwy) as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 75 feet of right of way as measured from the centerline, along those areas being platted.

11. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

12. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

13. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

14. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

16. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

17. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

19. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

20. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

21. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

22. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
    Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

    Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

    he turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

    Shall provide fire lane signage on fire access drives.

23. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

24. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)

    Fire hydrant distribution shall follow IFC-2018 Table C102.1

25. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
    If the project is built in phases before the 31st home is started the second access shall be present.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

26. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of $64,220.18 per acre. This requirement shall be satisfied prior to release of the Final Plat.

27. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

28. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf

29. No water service tap permits will be issued until the public water main is released for taps.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

30. Submit water main extension plans through Compass KC for review, approval and contracts following KC Water Rules and Regulations for Water Main Extensions. The plans shall include water mains of sufficient size and related appurtenances to serve the new development. Per the development plans a 12" water main and related exclusive water easement along the south side of the south right-of-way of the future Tiffany Springs Pkwy shall be constructed for that length that is adjacent to the new development.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

31. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

32. The developer shall submit a final stream buffer plan for review and approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

33. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.

34. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

35. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan.

MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

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

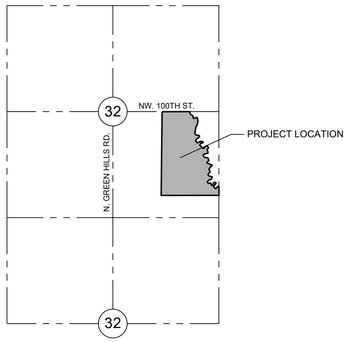
PROJECT CONTACT LIST

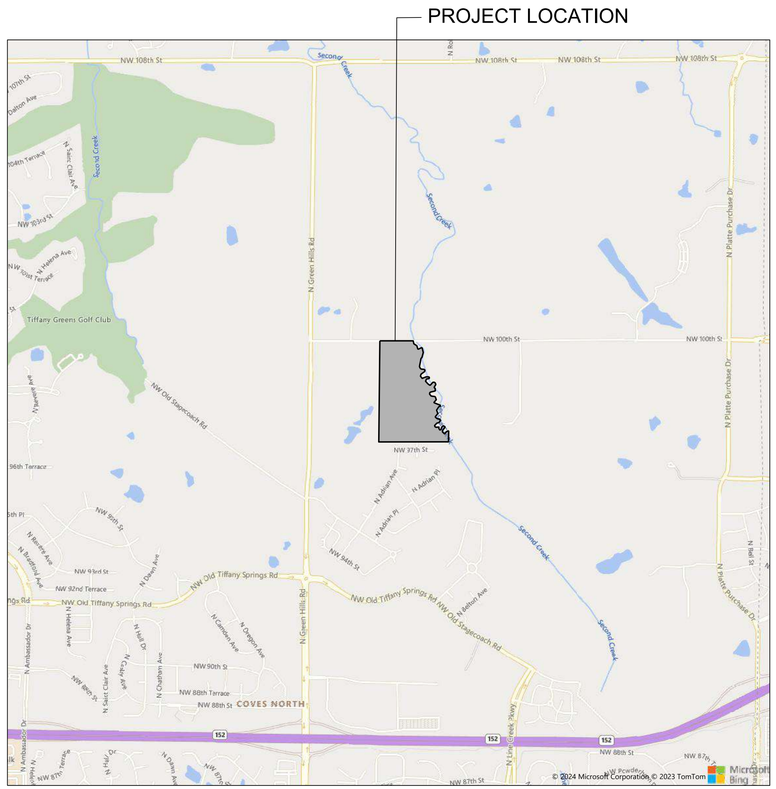
PROPERTY OWNER:
MANDOLIN CREEK, LLC
7509 NW. TIFFANY SPRINGS PKWY, STE. 300
KANSAS CITY, MO 64153
(816) 505-4783
DENNIS MEIER
dmeier@synergyservices.org

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

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





LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

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

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				
3				
4				
5				
6				
7				

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.	32-52N-33W
PLAT NO. OF	1
JOB NO.	P-23286
COUNTY	PLATTE
CHECKED BY	LV
DRAWN BY	JKR
JAN. 2024	

FOR MANDOLIN CREEK, LLC

SHEET NO.
C1

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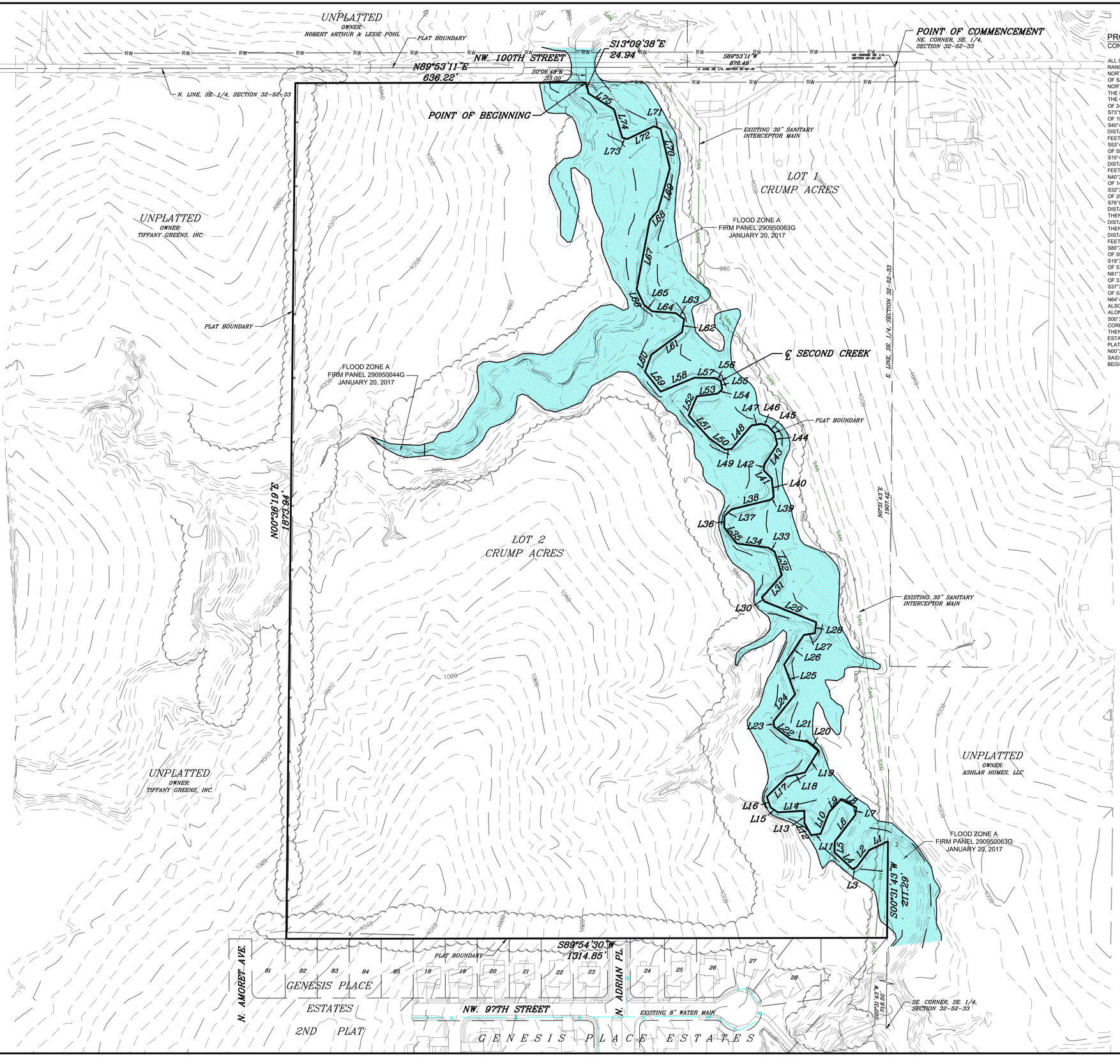


PROPERTY DESCRIPTION

CONTAINING 1,846,835 SQUARE FEET OR 42.40 ACRES

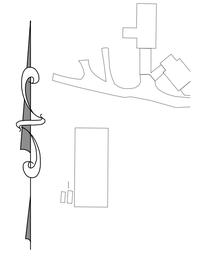
ALL OF LOT 2, CRUMP ACRES, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE S89°53'11"W, ALONG THE NORTH 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 S85°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 S64°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 S86°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 N85°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°20'52" 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 08°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'



GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

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:
1				
2				
3				
4				
5				
6				
7				

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
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
rob@rlburford.com

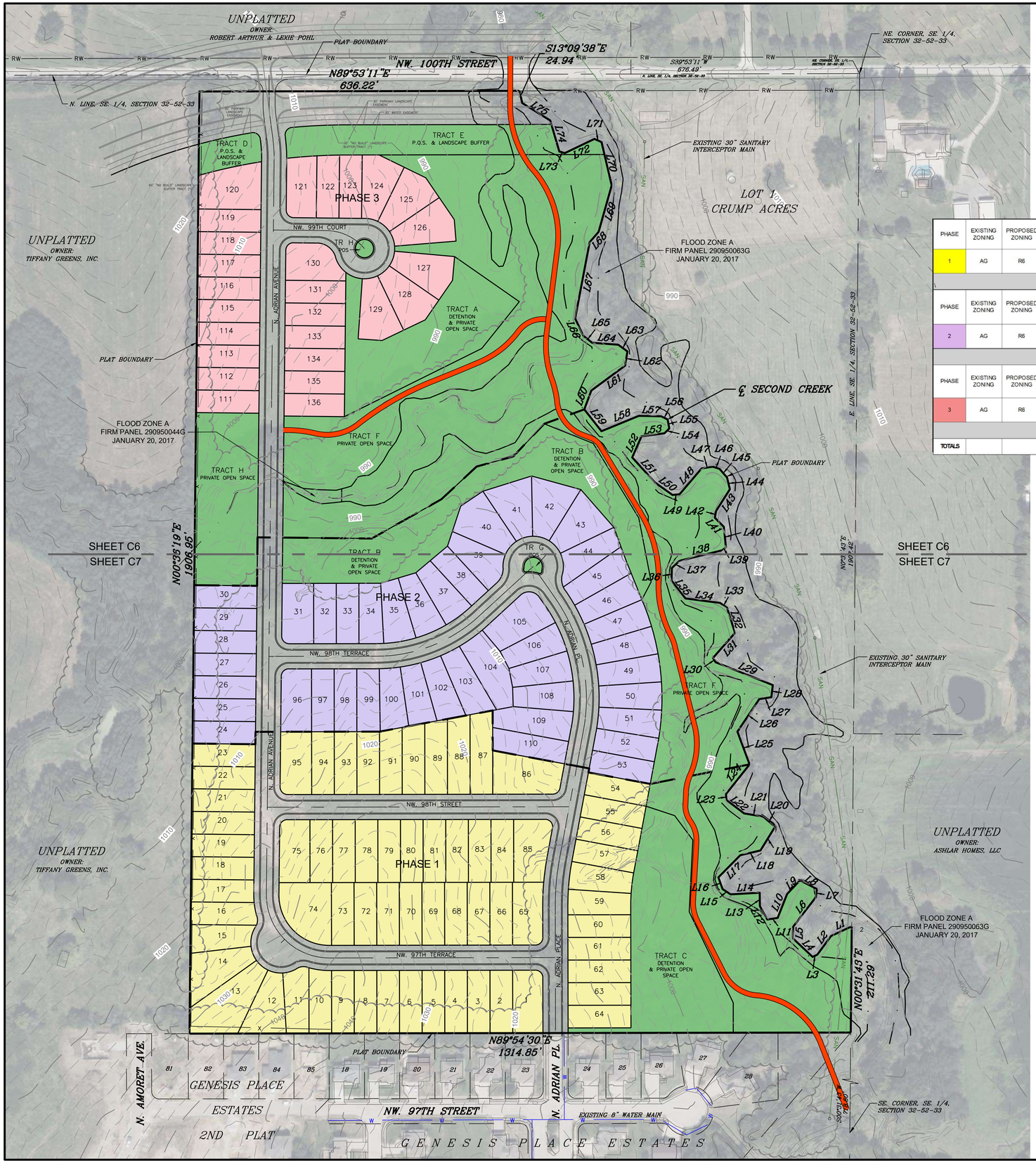
JOB NO.	COUNTY	CHECKED BY	DRAWN BY
P-23286	PLATTE	LLF	JDK

SEC.-TWP.-RGE.: 32-52N-33W
PLAT DATE: JAN. 2024.

FOR MANDOLIN CREEK, LLC

SHEET NO.
C2

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC



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. PARKLAND DEDICATION TO BE BASED ON 3.02 ACRES OF REQUIRED PARKLAND DEDICATION; TRACT F IS TO BE USED FOR PRIVATE OPEN SPACE AND PARKLAND. A 10' WIDE CONCRETE TRAIL WILL BE PROVIDED. CALCULATION IS BASED ON LENGTH OF TRAIL (2,630') x 50' WIDTH = 3.02 AC.
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'

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

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				
5				
6				
7				

MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

OVERALL SITE PLAN

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
rob@rlbuford.com

JOB NO.	SEC.--TWP.--RGE.	COUNTY	CHECKED BY
P--23286	SEC. 32 TWP. 53N RGE. 33W	PLATTE	LV
DRAWN BY	PLAN DATE	STATE	
JKR	JAN. 2024	MO	

FOR MANDOLIN CREEK, LLC

SHEET NO.
C3

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

UNPLATTED
OWNER:
ROBERT ARTHUR & LEXIE POHL

PLAT BOUNDARY

N89°53'11"E
636.22'

NW. 100TH STREET

S13°09'38"E
24.94

S89°53'11"W
876.49'

NE. CORNER, SE. 1/4, SECTION 32-52-33

N. LINE, SE. 1/4, SECTION 32-52-33

TRACT D
P.O.S. & LANDSCAPE BUFFER

TRACT E
P.O.S. & LANDSCAPE BUFFER

FUTURE 10' TRAIL
TIFFANY SPRINGS PARKWAY

PHASE 3

10' CONC. TRAIL

NW. 99TH COURT

LOT 1
CRUMP ACRES

FLOOD ZONE A
FIRM PANEL 290950063G
JANUARY 20, 2017

UNPLATTED
OWNER:
TIFFANY GREENS, INC.

TRACT A
DETENTION

4' SIDEWALK (TYP.)

10' CONC. TRAIL

PLAT BOUNDARY

FLOOD ZONE A
FIRM PANEL 290950044G
JANUARY 20, 2017

PRIVATE OPEN SPACE
PARKLAND

TRACT B
DETENTION

℄ SECOND CREEK

PLAT BOUNDARY

4' SIDEWALK (TYP.)

N00°36'16"E
1283.84'

PHASE 2

NW. 98TH TERRACE

NW. 98TH STREET

PHASE 1

4' SIDEWALK (TYP.)

NW. 97TH TERRACE

TRACT C
DETENTION

10' CONC. TRAIL

N00°31'43"E
277.29'

N00°31'43"E
1907.42'

E. LINE, SE. 1/4, SECTION 32-52-33

UNPLATTED
OWNER:
ASHLAR HOMES, LLC

FLOOD ZONE A
FIRM PANEL 290950063G
JANUARY 20, 2017

TRACT F
PRIVATE OPEN SPACE
PARKLAND

SE. CORNER, SE. 1/4, SECTION 32-52-33

EX. 10' CONC. TRAIL

UNPLATTED
OWNER:
TIFFANY GREENS, INC.

PLAT BOUNDARY

N89°54'30"E
1314.85'

EXISTING 4' SIDEWALK

N. AMORET AVE.

N. ADRIAN PL.

GENESIS PLACE
ESTATES
2ND PLAT

NW. 97TH STREET

GENESIS PLACE ESTATES

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

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC/DSPO COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

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
robert@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-8152

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

FOR MANDOLIN CREEK, LLC

SHEET NO.
C4

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

UNPLATTED
OWNER:
ROBERT ARTHUR & LEXIE POHL

PLAT BOUNDARY

N89°53'11"E
636.22'

NW. 100TH STREET

N. LINE, SE. 1/4, SECTION 32-52-33

EXISTING BOX CULVERT

S13°09'38"E
24.94

S89°53'11"W
676.49'

NE. CORNER, SE. 1/4, SECTION 32-52-33

NE. CORNER, SE 1/4, SECTION 32-52-33

N. LINE, SE. 1/4, SECTION 32-52-33

50' PARKWAY LANDSCAPE EASEMENT

30' WATER EASEMENT

PROPOSED 12" WATER MAIN

TRACT E
P.O.S. & LANDSCAPE BUFFER

TRACT D
P.O.S.
LANDSCAPE
BUFFER

50' "NO BUILD" LANDSCAPE BUFFER TRACT D

EXISTING 30" SANITARY
INTERCEPTOR MAIN

LOT 1
CRUMP ACRES

PHASE 3

NW. 99TH COURT

FLOOD ZONE A
FIRM PANEL 290950063G
JANUARY 20, 2017

STORMWATER
MANAGEMENT
AREA

TRACT A
DETENTION

UNPLATTED
OWNER:
TIFFANY GREENS, INC.

PLAT BOUNDARY

FLOOD ZONE A
FIRM PANEL 290950044G
JANUARY 20, 2017

TRACT F
PRIVATE OPEN SPACE

STORMWATER
MANAGEMENT
AREA

TRACT B
DETENTION

℄ SECOND CREEK

E. LINE, SE. 1/4, SECTION 32-52-33

PLAT BOUNDARY

N00°26'16"E
1323.84

TRACT B
DETENTION

PHASE 2

NW. 98TH TERRACE

TRACT K
PRIVATE OPEN SPACE

N00°31'42"E
1307.42

NW. 98TH STREET

EXISTING 30" SANITARY
INTERCEPTOR MAIN

UNPLATTED
OWNER:
TIFFANY GREENS, INC.

PHASE 1

UNPLATTED
OWNER:
ASHLAR HOMES, LLC

NW. 97TH TERRACE

FLOOD ZONE A
FIRM PANEL 290950063G
JANUARY 20, 2017

TRACT C
DETENTION

STORMWATER
MANAGEMENT
AREA

N00°31'42"E
271.29

N89°54'30"E
1314.85'

PLAT BOUNDARY

N. AMORET AVE.

N. ADRIAN PL.

GENESIS PLACE
ESTATES
2ND PLAT

NW. 97TH STREET

EXISTING WATER MAIN

GENESIS PLACE ESTATES

SE. CORNER, SE. 1/4, SECTION 32-52-33

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

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

REVISIONS

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

DEVELOPMENT PLAN & PRELIMINARY PLAT

GRADING & UTILITY PLAN

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
robert@rlbuford.com

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

FOR MANDOLIN CREEK, LLC

SHEET NO.
C5

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(*) 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.

PLAT BOUNDARY
FUTURE TIFFANY SPRINGS PARKWAY
℄ NW. 100TH STREET
N89°53'11"E 636.22'
NE. COR. SECTION
S89°53'11"W 668.45'
N. LINE, SE. 1/4, SECTION 32-52-33
S13°09'38"E 24.94'
S58°01'59"E 65.54'
S16°18'04"E 64.30'
S66°04'03"E 15.55'
N64°22'30"E 65.13'
N73°53'35"W 11.47'
S19°13'16"E 86.38'
S15°45'16"W 86.98'
S40°49'58"W 27.31'
S10°45'39"W 154.46'
S25°31'45"E 37.84'
S51°14'47"E 22.59'
S85°47'35"E 51.94'
S53°53'09"E 22.66'
S09°12'39"W 28.69'
S53°41'03"W 83.45'
S20°16'22"W 40.11'
S39°15'32"E 55.19'
N67°35'19"E 80.28'
S86°46'34"E 44.42'
S10°44'38"E 18.29'
S45°00'51"W 13.43'
S82°24'00"W 46.03'
S23°46'24"W 45.90'
S42°10'54"E 67.21'
N40°22'06"E 67.58'
N84°43'21"E 14.33'
N54°29'53"W 42.64'
S32°30'43"W 51.55'
N81°33'45"E 22.33'
S73°12'17"E 14.09'
S40°52'03"E 22.88'
S13°35'37"E 24.06'
S09°04'50"W 13.42'
S44°40'54"E 25.38'
S05°45'27"E 41.06'
S52°16'02"W 9.55'
S76°09'18"W 87.37'
S01°18'20"W 25.04'
S82°29'08"E 69.71'
S54°55'13"E 16.82'
S37°52'49"E 44.90'
S46°42'07"W 20.84'
N00°36'19"E 1873.94'

30' PARKWAY LANDSCAPE EASEMENT
30' WATER EASEMENT
PROPOSED 12" WATER MAIN
TRACT E
1000 P.O.S. & LANDSCAPE BUFFER
13,678 SF
60' "NO BUILD" LANDSCAPE BUFFER TRACT (*)
TRACT D
P.O.S. & LANDSCAPE BUFFER
10,031 SF
N. ADRIAN AVENUE
NW. 99TH COURT
TR H
POS
018 SF
TR G
POS
921 SF
PHASE 3
120 10,285 SF
121 7,208 SF
122 5,607 SF
123 5,601 SF
124 7,545 SF
125 7,645 SF
126 7,783 SF
127 7,645 SF
128 7,645 SF
129 7,645 SF
130 7,684 SF
131 5,400 SF
132 5,400 SF
133 5,400 SF
134 5,400 SF
135 5,400 SF
136 5,400 SF
119 5,625 SF
118 5,625 SF
117 5,625 SF
116 5,625 SF
115 5,625 SF
114 5,625 SF
113 5,625 SF
112 5,625 SF
111 5,625 SF
30 5,625 SF
PHASE 2
41 7,741 SF
42 7,741 SF
43 7,571 SF
44 6,422 SF
45 6,579 SF
46 6,252 SF
40 8,372 SF
39 6,655 SF
38 5,444 SF
37 6,123 SF
36
TRACT A
DETENTION & PRIVATE OPEN SPACE
46,709 SF
TRACT F
PRIVATE OPEN SPACE
PARKLAND
441,025 SF
10.12 AC.
TRACT H
PRIVATE OPEN SPACE
42,908 SF
0.99 AC.
TRACT B
DETENTION & PRIVATE OPEN SPACE
68,702 SF
UNPLATTED
OWNER:
TIFFANY GREENS, INC.
LOT 1
CRUMP ACRES
FLOOD ZONE A
FIRM PANEL 290950044G
JANUARY 20, 2017
FLOOD ZONE A
FIRM PANEL 290950063G
JANUARY 20, 2017
℄ SECOND CREEK

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

SHEET C6
SHEET C7

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC/DISPO COMMENTS	AKR	LV
2				
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MANDOLIN CREEK
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT 1 OF 2

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
PLAN SIZE	24" x 36"
DATE	JAN. 2024
JOB NO.	P-23286
COUNTY	PLATTE
CHECKED BY	LV
DRAWN BY	JKR

FOR MANDOLIN CREEK, LLC

SHEET NO.
C6

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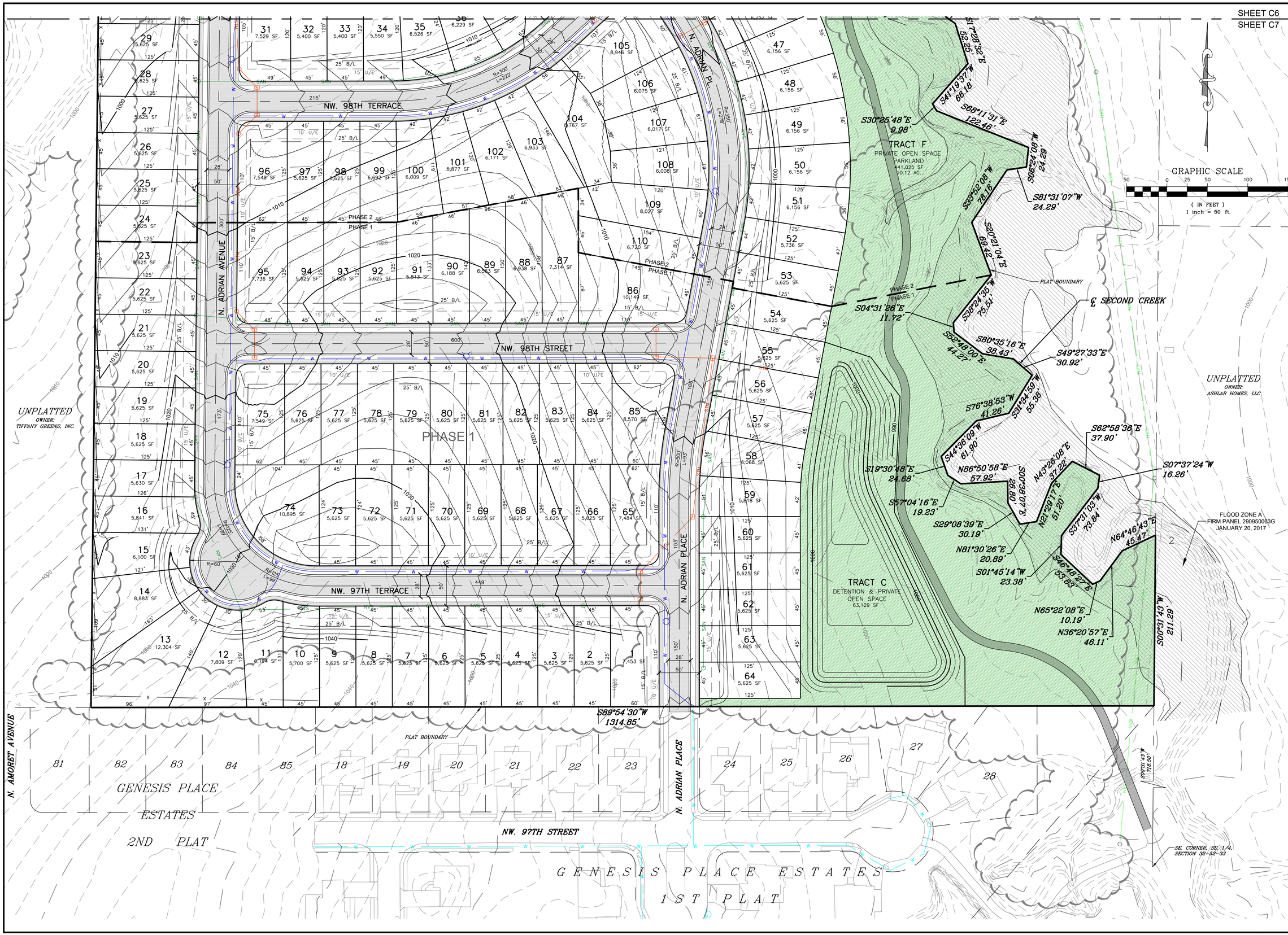

REVISIONS

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 2 OF 2

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. C7

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LOT 1
CRUMP ACRES

℄ SECOND CREEK
PROTECTED STREAM

MIDDLE ZONE
FLOOD ZONE A
FIRM PANEL 29095C0063G
JANUARY 20, 2017

STREAMSIDE ZONE

DETERMINED OUTER ZONE

10' CONC. TRAIL
(BY OTHERS)

MITIGATION AREA 4
TOTAL = 0.02 AC.

N. ADRIAN PL.

EXISTING TREE LINE

TRACT C
DETENTION

TRACT B
DETENTION

TRACT A
DETENTION

MITIGATION AREA 1
TOTAL = 0.12 AC.

DETERMINED OUTER ZONE
UTILITY CROSSING THROUGH
STREAMSIDE, MIDDLE & OUTER ZONESS

NW. 100TH STREET

FUTURE TIFFANY SPRINGS PARKWAY

NW. 99TH COURT

MITIGATION AREA 2
TOTAL = 0.34 AC.

MIDDLE ZONE
FLOOD ZONE A
FIRM PANEL 29095C0044G
JANUARY 20, 2017

STREET & UTILITY CROSSING THROUGH
STREAMSIDE, MIDDLE & OUTER ZONESS

NW. 98TH TERRACE

MITIGATION AREA 3
TOTAL = 0.16 AC.

PROTECTED STREAM

EXISTING LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE

DISTURBED LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- 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

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

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

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC/DISPO COMMENTS	AKR	LV
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MANDOLIN CREEK
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY STREAM BUFFER 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) 741-8152

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

FOR MANDOLIN CREEK, LLC

SHEET NO.
C8

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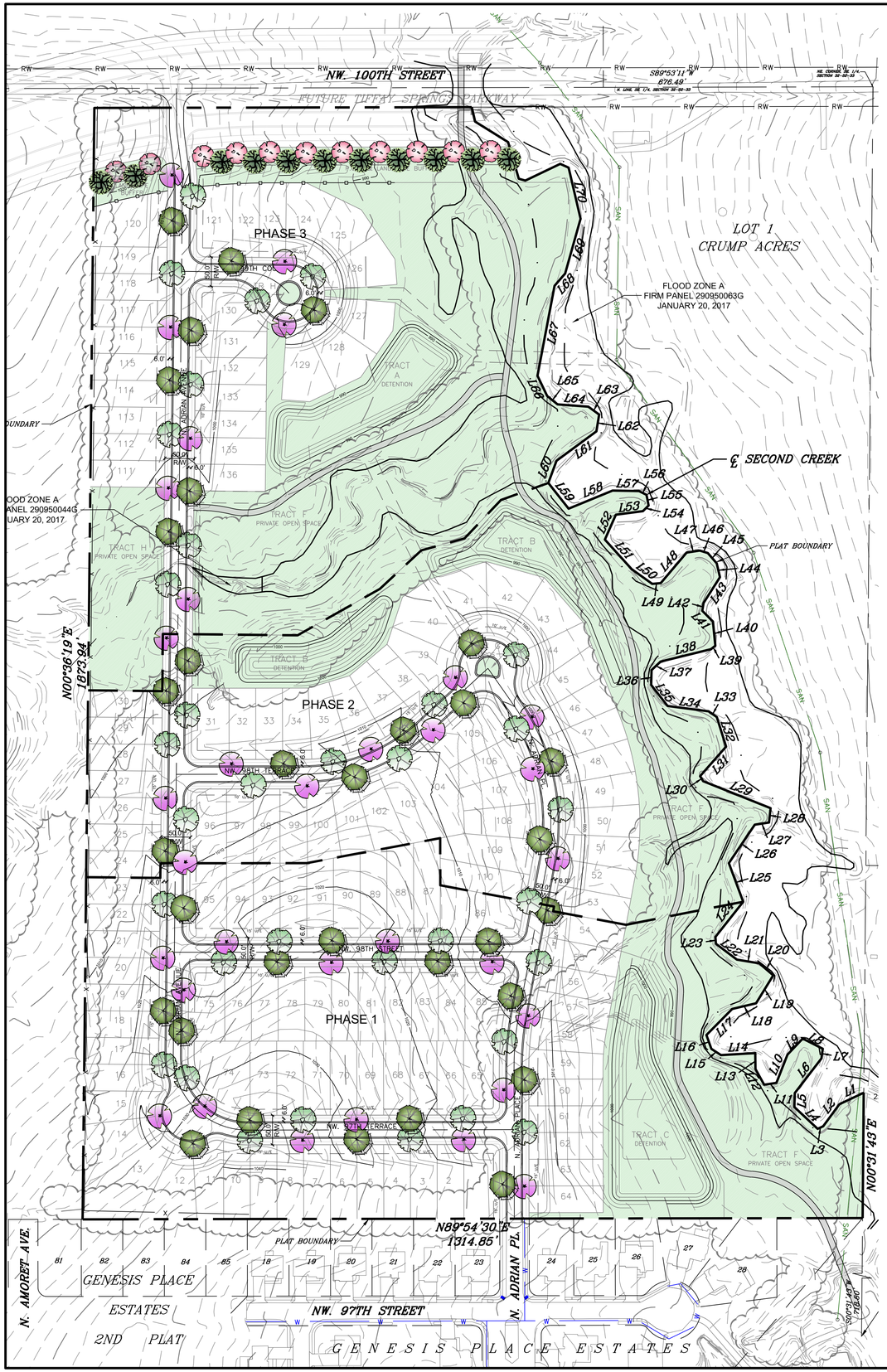

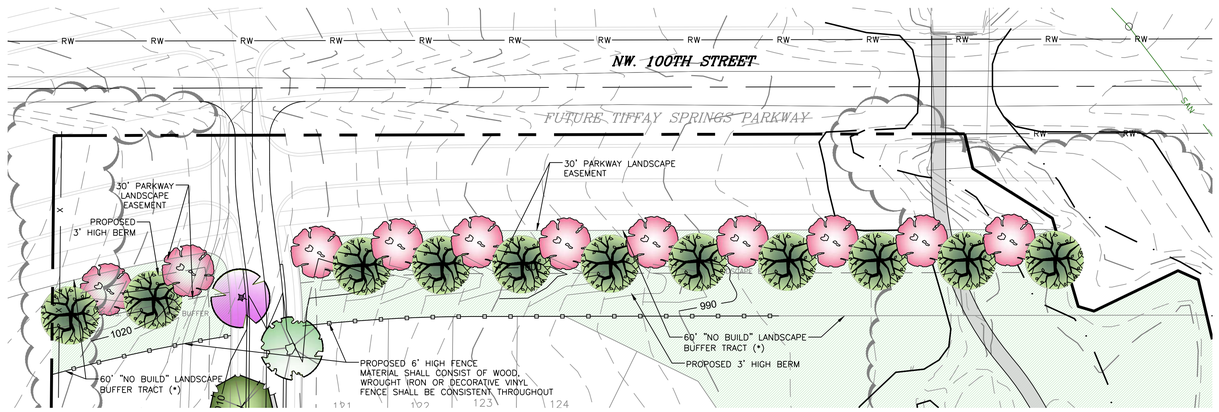

LANDSCAPE BUFFER TRACT DETAIL

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

(*) 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.

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
1 inch = 100 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 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	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"

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 LANDSCAPE 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
PLAT NO.	15
JOB NO.	P-23286
COUNTY	PLATTE
CHECKED BY	LV
DRAWN BY	JKR
JAN. 2024	

FOR MANDOLIN CREEK, LLC

SHEET NO.
C9

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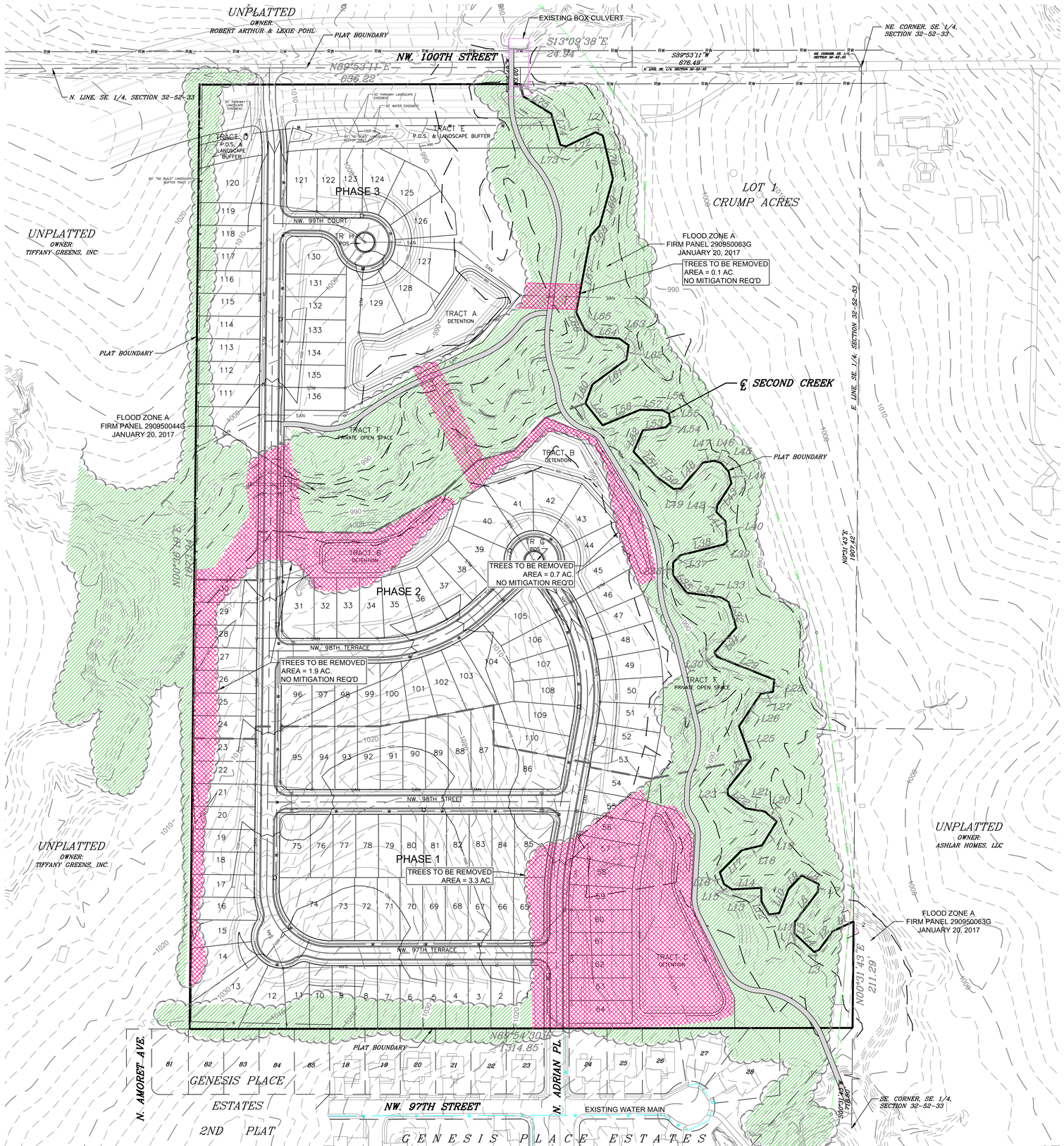

MITIGATION DATA

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
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

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	2/21/24	DRC DISPO COMMENTS	JKR	LV
2	3/21/24	MITIGATION TABLE	JKR	LV
3				
4				
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MANDOLIN CREEK

DEVELOPMENT PLAN & PRELIMINARY PLAT

TREE PRESERVATION & MITIGATION 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
PLAN DATE JAN. 2024	CHECKED BY LV
JOB NO. P-23286	DRAWN BY JKR

FOR MANDOLIN CREEK, LLC

SHEET NO. C10

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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.

Public Meeting Notice

Please join Bill Mann and Dennis Meier for a meeting about Mandolin Creek Estates case number CD-CPC-2024-0009 proposed for the following address: 3701 NW 100th Street, Kansas City, Missouri 64154

Meeting Date: March 11, 2024

Meeting Time: 4:00-6:00 pm

Meeting Location: Google Meet

To join the video meeting, use this link: https://meet.google.com/uej-wjxb-ifv

Otherwise, to join by phone, dial +1 530-453-9032 and enter this PIN: 727 859 987#

Project Description: Rezoning 42.8 acres to R-6 Open Space Development for 136 single family homes.

If you have any questions, please contact:

Name: Lindsay Vogt

Phone: 816-741-6152

Email: lindsay@rlbuford.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Lindsay Vogt

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-0009

Meeting Date: March 11, 2024

Meeting Location: Google meet

Meeting Time (include start and end time): 4-6pm

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Mandolin Creek Estates

3701 NW 100th St. Kansas City MO 64154

Name	Address	Phone	Email
Jennifer Crump	3525 NW 100th		jennifer248@sbcglobal.net
Bob Cramblit			bdcramblit@gmail.com
Debra Jones			debbie.jones@yahoo.com
Brandon + Deanna Winders	3425 NW 100th		
Shawn Woods			shawn@ashlarhomes.com
Matt Burton			freedompress360@gmail.com

CASE NUMBER CD-CPC-2024-00009

ADDRESS OR LOCATION 3701 NW 100th St.

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri)

COUNTY OF Platte)

I, Lindsay Vogt being duly sworn upon my oath and being of sound mind and legal age state:

That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Lindsay Vogt
(Print Name)

(Signature)

Subscribed and sworn to before me this 27 day of February, 2024.

Millie Campbell
Notary Public

MILLIE CAMPBELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 22, 2027
PLATTE COUNTY
COMMISSION #23556246

My Commission Expires 5/22/2027

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.