
DEVELOPMENT SERVICES

Final Plat
Applicant's Letter

Date: Friday, January 30, 2026

To:

Property Owner: HUNT MIDWEST REAL ESTATE Email: kzane@huntmidwest.com
DEV INC

Property Owner: HUNT MIDWEST REAL EST DEV Email:
INC

Web Registered User: Nelson Willoughby Email: nwilloughby@olsson.com

Applicant: OLSSON ASSOCIATES (BRANDON Email: BMCBRIDE@OLSSON.COM
MCBRIDE)

From: Pierce Pulliam,

Re:

Application Number: PL2026006

Application Type: Final Plat

Application Name: HOOK FARMS THIRD PLAT

Location:

Tentative Schedule

Submit revised plans by 4pm on February 9, 2026. Revised documents shall be uploaded to the application through the online portal.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Re-submittal

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

Analysis of Final Plat:

Planning Review	Pierce Pulliam		Corrections
		Pierce.Pulliam@cityofls.net	

1. On sheet 7 the radius for the cul-de-sac is missing.
2. On Sheet 7 the radius and length for the street curvature of SW Farmhouse Road is missing.
3. Date of survey missing on sheet 7.
4. There must be a 5' sidewalk along one side of the street. Please add and label on sheets 6 and 7.
5. It appears that a 15' access (labeled as 15' A.E.) is being dedicated on Tract M radiating from the bulb at the intersection of SW Hayloft Ln and SW Farmhouse Rd. The plat doesn't include any dedication language defining the easement (i.e., its purpose) or to whom it is dedicated. An access easement dedication paragraph shall be added to the plat.
6. It appears that a 40' general utility easement (U.E.) is being dedicated on Tract M radiating from the bulb at the intersection of SW Hayloft Ln and SW Farmhouse Rd. Label and dimension the U.E.
7. Provide a copy of the CC&Rs showing that the proposed common area tracts (Tracts M, N and O) are subject to the common property regulations under UDO Section 4.290. The plat will not be released for recording until such time as staff has reviewed a copy of the CC&Rs for compliance with UDO Section 4.290.
8. Please label each lot with its respective street number. Refer to the addressing draft uploaded for reference.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Show all stream buffers in accordance with the approved Preliminary Plat.
2. Floodplain delineation was not shown on Tract M. Show the location in areal presentation on the plat,
3. Use standard language for stream buffer easement dedication language. The standard language is as follows: "In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance

in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City’s Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County.”

- 4. Square-off the easement shown in tract N in accordance with the street and stormwater comments.
- 5. Master Drainage Plan note should be modified to include the specific Master Drainage Plan (i.e., the Master Drainage Plan for Hook Farms 3rd Plat).
- 6. A.E. was not defined. Provide dedication language for the access easement, and ensure the language meets the specifications of the Parks Department
- 7. The access easement shall be widened to 30 feet.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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- 1. Missing information on the street centerline on SW Farmhouse Rd...curve data and radius on the cul-de-sac
- 2. several problems with the legal vs dwg:
 - About the 5th/6th call after POB - S57-02-58W should be 49.90 ft, not 128.09. Wrong legal
 - Near Eagle Creek Greenway - N42-57-27W should be N47-02-33E/122.74 Wrong legal
 - Near the end of the legal, the drawing is wrong and the legal is correct. Legal says N42-01-24E/156.44 The drawing says N47-02-33E/122.74

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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