



CITY PLAN COMMISSION STAFF REPORT

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

October 2, 2024

Project Name
Holly Farms 3rd Plat

Docket #C1

Request
CLD-FnPlat-2024-00013
Final Plat

Applicant
Michele Romano
Schlagel & Associates

Owner
Brad Kempf
Clayton Properties Group Inc.

Location City PIN: 290640
Area About 15 acres
Zoning R-7.5
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses
North: Single Unit Residential, Zoned R-7.5
South: Undeveloped, Zoned R-80
East: Institutional, Zoned R-7.5
West: Single Unit Residential, Zoned R-7.5

Land Use Plan
The Gashland Nashua Area Plan recommends Residential Low Density for this location.

The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
North Holly Street is not identified on the City’s Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-7.5 (Residential) on about 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street allowing for the creation of 46 lots and 1 tract for the purposes of a residential development.

PROJECT TIMELINE

The application for the subject request was filed on May 23, 2024. Scheduling deviations from 2024 Cycle 7.1 have occurred to allow the applicant to submit the requested revisions.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the existing Holly Farms Development, which has two existing phases to the north. There is no associated regulated stream within the subject site.

CONTROLLING CASE

Case No. SD 1446B - Preliminary Plat - Holly Farms –
Ordinance No. 180023 passed by City Council on January 25, 2018, approved a preliminary plat on about 62 acres in District R-7.5 (Residential-7.5) generally located on the south side of NW Shoal Creek Parkway, approximately 2,000 feet west of US Hwy 169, creating 146 single family lots and 6 tracts.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

SD1446C: Holly Farms First Plat - Ordinance No. 190180 passed by City Council on March 21, 2019, approved a final plat on about 36 acres in District R-7.5 (Residential-7.5) creating 74 single family lots and 5 tracts.

CLD-FnPlat-2020-00002: Holly Farms Second Plat- Ordinance No. 210186 passed by City Council on March 14, 2021, approved a final plat on about 10 acres in District R-7.5 (Residential-7.5) creating 26 single family lots and 2 tracts.

VICINITY MAP



PLAT REVIEW

The request is for approval of a Final Plat in District R-7.5 (Residential), on approximately 15 acres at the terminus of North Holly Street, just south of Northwest 106th Street. The Final Plat involves the creation of 46 lots and 1 tract for a single unit residential development. This Final Plat is consistent with the previously approved Preliminary Plat under Case No. SD 1446B, which originally proposed 146 single-family lots and 6 tracts.

The Final Plat includes the construction of street connections to the adjacent Cadence Residential Development to the west, ensuring connectivity as required by the Zoning and Development Code. Additionally, two future connections are provided to the undeveloped land to the south, supporting orderly future expansion. The Final Plat adheres to the standards outlined in the Preliminary Plat and complies with the lot and building regulations in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: September 25, 2024

Case Number: CLD-FnPlat-2024-00013

Project: Holly Farms, 3rd Plat

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

1. That prior to issuance of the Certificate of Occupancy for the first house built 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."
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00013.

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

5. • 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)
6. • 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

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

7. 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 2017 acquisition rate of \$37,662.28 per acre. This requirement shall be satisfied prior to recording of final plat.
8. 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
9. The developer shall construct any proposed trail to satisfy the Parkland Dedication requirements to Parks and Recreation's Standards and shall match the same width constructed within Holly Farms 1st and 2nd Plat.
10. The developer shall construct all proposed trails within Holly Farms 3rd Plat prior to certificate of occupancy of any home within Holly Farms 3rd Plat.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

11. 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.
12. 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.
13. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
14. 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.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

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

16. The final plat shall include showing and labeling all water main easements that may be necessary as part of the approved water main extension plans.

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

17. 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, as amended, commonly known as the Development Regulations.
18. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.
19. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
20. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, 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 shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
22. The developer must 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
23. The developer must grant BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
24. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any storm water detention area tracts, prior to recording the plat.

FINAL PLAT OF HOLLY FARMS - THIRD PLAT

A REPLAT OF TRACT I HOLLY FARMS - 2ND PLAT AND PART OF THE SE 1/4 OF SEC. 27-52-33 IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION:

A replat of all of Tract I, HOLLY FARMS - 2ND PLAT, and part of the Southeast One-Quarter of Section 27, Township 52 North, Range 33 West, both in the City of Kansas City, Clay County, Missouri and both together being more particularly described as follows:

Beginning at the Southwest corner of the said Southeast One-Quarter; thence along the West line of the said Southeast One-Quarter, North 00 degrees 17 minutes 07 seconds East, a distance of 688.80 feet to the Southwest corner of HOLLY FARMS - 1ST PLAT; thence along the South line of said HOLLY FARMS - 1ST PLAT for the following four (4) courses, North 83 degrees 04 minutes 45 seconds East, a distance of 174.69 feet to a point of curvature; thence Southeasterly, along a curve to the right, having an initial tangent bearing of South 06 degrees 35 minutes 03 seconds East, a radius of 775.00 feet, a central angle of 00 degrees 20 minutes 12 seconds and an arc length of 4.56 feet; thence North 83 degrees 25 minutes 39 seconds East, a distance of 50.00 feet; thence North 86 degrees 25 minutes 39 seconds East, a distance of 137.13 feet to the Northeast corner of Tract J of said HOLLY FARMS - 2ND PLAT; thence along the West and South lines of said Tract J for the following five (5) courses, South 02 degrees 38 minutes 38 seconds West, a distance of 236.01 feet; thence South 10 degrees 47 minutes 44 seconds West, a distance of 138.71 feet; thence South 45 degrees 03 minutes 47 seconds East, a distance of 26.79 feet; thence South 75 degrees 41 minutes 22 seconds East, a distance of 24.59 feet; thence South 89 degrees 34 minutes 49 seconds East, a distance of 119.68 feet to the Southeast corner of said Tract J; thence along the East line of said Tract J and its Northeast extension, North 21 degrees 20 minutes 14 seconds East, a distance of 42.24 feet to the Southwest corner of Lot 30 of said HOLLY FARMS - 1ST PLAT; thence along the South line of said HOLLY FARMS - 1ST PLAT for the following two (2) courses, South 68 degrees 39 minutes 46 seconds East, a distance of 175.00 feet; thence North 21 degrees 20 minutes 14 seconds East, a distance of 1.50 feet; thence continuing along the South line of said HOLLY FARMS - 1ST PLAT and along the South line of Lot 75, of said HOLLY FARMS - 2ND PLAT, South 68 degrees 39 minutes 46 seconds East, a distance of 259.81 feet to a point on the West right-of-way line of North Jefferson Street as platted in said HOLLY FARMS - 2ND PLAT; thence along said West right-of-way line, South 21 degrees 20 minutes 14 seconds West, a distance of 48.34 feet to a corner point of said right-of-way; thence along the South line of said HOLLY FARMS - 2ND PLAT for the following three (3) courses, South 68 degrees 39 minutes 46 seconds East, a distance of 50.00 feet; thence North 21 degrees 20 minutes 14 seconds East, a distance of 15.14 feet; thence South 68 degrees 39 minutes 46 seconds East, a distance of 130.17 feet; thence South 21 degrees 20 minutes 14 seconds West, a distance of 483.00 feet to a point on the South line of the said Southeast One-Quarter; thence along said South line, North 89 degrees 34 minutes 49 seconds West, a distance of 1028.88 feet to the Point of Beginning, and containing 14.8518 acres, more or less.

FLOODPLAIN: The subject property is located in "ZONE X" (Areas determined to be outside the 0.2% Annual chance floodplain) according to the FIRM, map numbers 29095C0061G and 29095C0062G revised January 20, 2017.

LEGEND:

- FOUND 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED
- MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- SET 4" DIAMETER CONCRETE AROUND FOUND BAR
- SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR
- CL - CENTERLINE
- RW - RIGHT-OF-WAY
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PL & RW LINES

PRIVATE OPEN SPACE:

TRACT K CONTAINS 0.076 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 46 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE. SEE NOTES, TABLE AND CALCULATIONS BELOW FOR TOTAL ACRES REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT AND THIS SUBDIVISION, AS SHOWN ON THE APPROVED PRELIMINARY PLAT OF HOLLY FARMS DATED: 8-18-2023.

PARKLAND CALCULATION TABLE - TRAIL	
TRACT	L.F. OF TRAIL L.E. x .60
K	134 6,700 sf. = 0.15 acres

PARKLAND DEDICATION REQUIREMENT
SINGLE FAMILY UNITS X 3.7 X .006 = ACRES OF PARKLAND
146 TOTAL LOTS X 3.7 PERSONS PER UNIT X 0.006 ACRES = 3.24 ACRES

PARKLAND DEDICATION PROVIDED

- HOLLY FARMS - FIRST PLAT**
POOL, CABANA & TRAIL IMPROVEMENTS = 4.26 ACRES
- HOLLY FARMS - SECOND PLAT**
TRAIL IMPROVEMENTS = 0.84 ACRES
- HOLLY FARMS - THIRD PLAT**
TRAIL IMPROVEMENTS = 0.15 ACRES
- HOLLY FARMS - TOTAL PARKLAND DEDICATION**
POOL, CABANA & TRAIL IMPROVEMENTS = 5.25 ACRES

MAINTENANCE OF TRACT: Tract K is to be used for private open space and trail and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the TWENTY-THIRD supplement to declaration of homes association and covenants, conditions, restrictions and easements document recorded simultaneously with this plat.

MAINTENANCE OF TRACT: Tracts D and E within Holly Farms, First Plat and Tract J within Holly Farms, Second Plat are to be used as a detention facilities and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the covenant to maintain storm water detention facility of the Covenant to Maintain Storm Water Detention and BMP Facilities of the Holly Farms, Third Plat, recorded simultaneously with this plat.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as HOLLY FARMS - THIRD PLAT.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UE), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE. THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE FORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

DRAINAGE EASEMENT DEDICATION: A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over and upon as may be necessary, being and situated in Kansas City, Missouri (the city) is hereby granted to the city, the city shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

SURFACE DRAINAGE EASEMENT DEDICATION: A surface drainage easement (SD/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over and upon as may be necessary, being and situated in Kansas City, Missouri (the city) is hereby granted to the city, the city shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

TRACT K IS HEREBY DEDICATED AS A D/E, SD/E AND U/E.

BUILDING LINES (BL) or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

EXECUTION:

IN TESTIMONY WHEREOF, CLAYTON PROPERTIES Group, Inc., has caused this instrument to be executed, this _____ day of _____, 202__.

CLAYTON PROPERTIES Group, Inc.

By: Bradley Kempf, Assistant Secretary

ACKNOWLEDGMENT:

STATE OF _____)
(ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 202__ before me, the undersigned, a Notary Public in and for said County and State came Bradley Kempf, Assistant Secretary, of CLAYTON PROPERTIES Group, Inc. who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of same to be the act and deed of said corporation.

Notary Public

My Commission Expires: _____

CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: _____
Case Number: _____

Michael J. Shaw
Director

COUNCIL
This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20__.

Mayor Quinton Lucas City Clerk Marilyn Sanders

Plat Dedication:	Reserved for County Recording Stamp
HOLLY FARMS - THIRD PLAT	
Private Open Space Dedication:	0.15 ACRES
Record As:	Plat

SURVEYORS NOTES:

- The bases of bearing and coordinates are based on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curbs are notched at the prolongation of each interior lot line.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN OCTOBER 2019. SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PRELIMINARY

David Allen Rinne, P.L.S.
MO# PLS-201400198

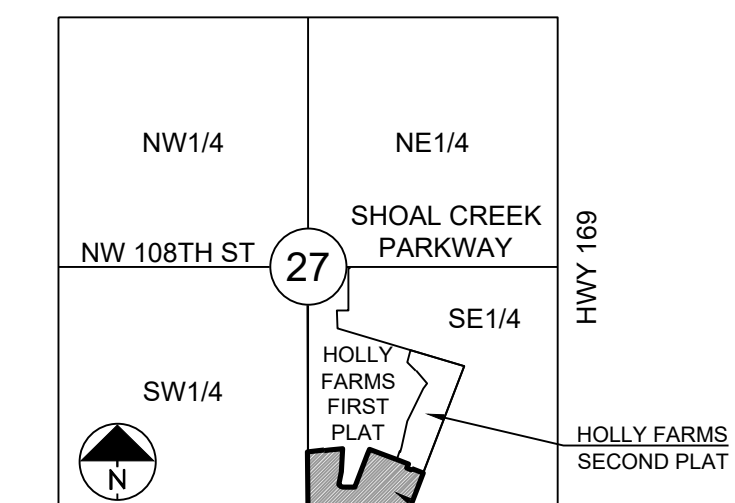
DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.,
120 SE. 30 STREET
LEE'S SUMMIT, MO 64082

Revision Date: 09/10/2024

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003900-F #LAC2001005237 #LS2002008859-F

DATE	01/19/2022
DRAWN BY	TRC
CHECKED BY	AR
PROJ. NO.	21-158

**FINAL PLAT OF
HOLLY FARMS
THIRD PLAT**
SHEET NO 1 of 1

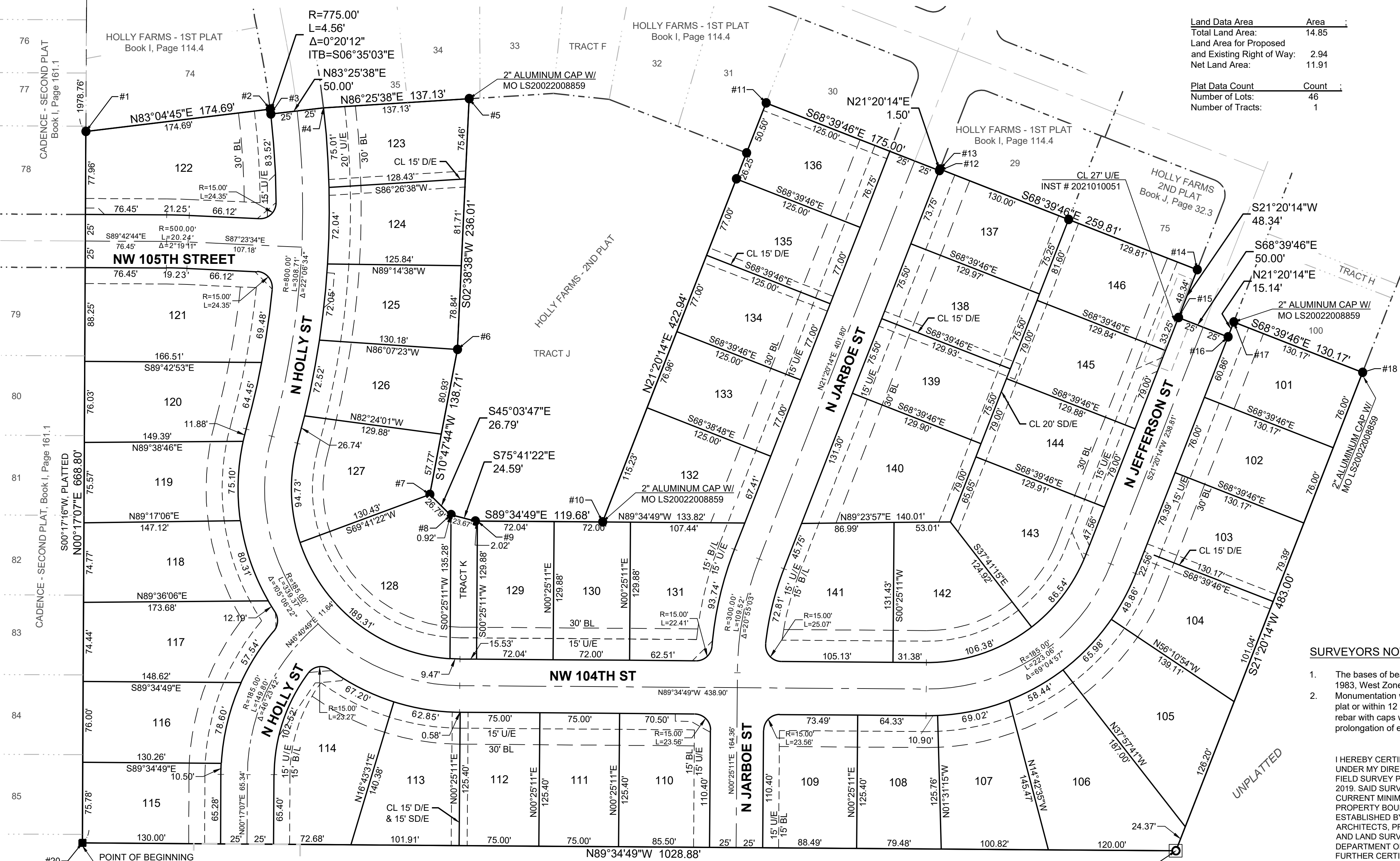


**SECTION 27-52-33
LOCATION MAP
SCALE 1" = 2000'**

LOT #	AREA (SF)
101	9,892.70
102	9,892.70
103	10,334.30
104	11,371.12
105	14,535.72
106	16,141.44
107	11,197.28
108	9,701.55
109	11,048.98
110	10,673.52
111	9,405.09
112	9,405.09
113	10,683.47
114	13,749.51
115	9,851.84
116	10,406.09
117	12,769.13
118	11,858.25
119	10,965.91
120	11,902.85
121	15,038.12
122	15,944.33
123	9,915.87
124	9,709.89
125	9,604.58
126	9,889.96
127	11,714.97
128	14,512.11
129	9,355.79
130	9,351.07
131	11,363.45
132	11,414.99
133	9,622.80
134	9,625.00
135	9,625.00
136	9,593.16
137	9,780.66
138	9,811.31
139	9,808.84
140	13,656.94
141	14,073.47
142	12,338.05
143	12,832.19
144	10,261.68
145	10,258.98
146	10,593.16
ROW	128,152.26
TRACT K	3,311.33

COORDINATE LIST

Point #	Northing	Eastng
1	1135103.3350	2762073.4895
2	1135124.3848	2762246.8865
3	1135119.8608	2762247.4222
4	1135125.5841	2762297.0935
5	1135134.1296	2762433.9592
6	1134898.3668	2762423.0725
7	1134762.1162	2762397.0921
8	1134742.9674	2762416.9446
9	1134737.1008	2762441.9023
10	1134736.2389	2762559.5592
11	1135130.1847	2762713.4472
12	1135066.5098	2762876.4518
13	1135067.9070	2762876.9976
14	1134973.3742	2763118.9972
15	1134928.3449	2763101.4073
16	1134910.1520	2763147.9800
17	1134924.2567	2763153.4897
18	1134876.8945	2763274.7345
19	1134427.0017	2763098.9919
20	1134434.5388	2762070.1395



Land Data Area	Area
Total Land Area:	14.85
Land Area for Proposed and Existing Right of Way:	2.94
Net Land Area:	11.91

Plat Data Count	Count
Number of Lots:	46
Number of Tracts:	1

