

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00026

Hill Creek Commons



KANSAS CITY
Planning & Dev

September 17, 2025

Docket # C1

Request

Final Plat

Applicant

Nelson Willoughby
Olsson

Owner

Andrew Malzer
Next Chapter Neighborhoods

Site Information

Location	9600 NW Old Stagecoach Rd
Area	54 Acres
Zoning	R-7.5
Council District	1 st
County	Platte
School District	Platte County

Surrounding Land Uses

North: Residential, MPD
South: Highway 152 ROW, AG-R
East: Residential, R-6
West: Commercial, B3-3

Land Use Plan

The KCIA Area Plan recommends Residential Medium Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Old Stagecoach Road is identified as a Local Link in this location and North Line Creek Parkway is identified as a Parkway in this location on the Major Street Plan.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District R-7.5 (Residential) on about 54 acres generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road, creating 3 lots and 8 tracts for a multi-unit residential development.

Existing Conditions

The subject site is currently undeveloped. Northwest 90th Street currently terminates at the western side of the site. There is no associated regulated stream with the subject site.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2024-00164 - Ordinance 250046, approved a 283-unit residential development plan and rezoned the site to District R-7.5 (residential) on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road, approved January 30, 2025.

Project Timeline

The application for the subject request was filed on July 21, 2025. Scheduling deviations have occurred due to required revisions by the applicant.

Professional Staff Recommendation

Docket #C1 Approval Subject to Conditions

The request is for approval of a Final Plat in District R-7.5 on approximately 54 acres, generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road. The plat creates three lots and eight tracts to accommodate a multi-unit residential development, consisting of 283 units.

The Final Plat also proposes the construction and dedication of Northwest 90th Street, extending it from its current terminus west to connect with Line Creek Parkway. All other streets within the development will be private.

Page 2 of 4

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	The proposed Final Plat is in conformance with the standards of the Zoning and Development Code and the controlling Development Plan.
Boulevard & Parkway Standards (88-323)	Yes	The Development Plan and subsequent Final Plat conform to the required standards.
Parkland Dedication (88-408)	Yes, Subject to Conditions	Applicant is dedicating parkland with this final plat, which will be satisfied upon recording.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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 requested 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. Applicant's 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 11, 2025

Case Number: CLD-FnPlat-2025-00026

Project: Hill Creek Commons

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

1. 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.
2. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
3. That prior to submitting documents for final approval the applicant shall 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 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00026.
5. 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.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

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

7. Controlling plan conditions and corrections shall apply

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

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 be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

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

10. 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.
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 must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

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

13. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
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.
15. 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.
16. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
17. 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.
18. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

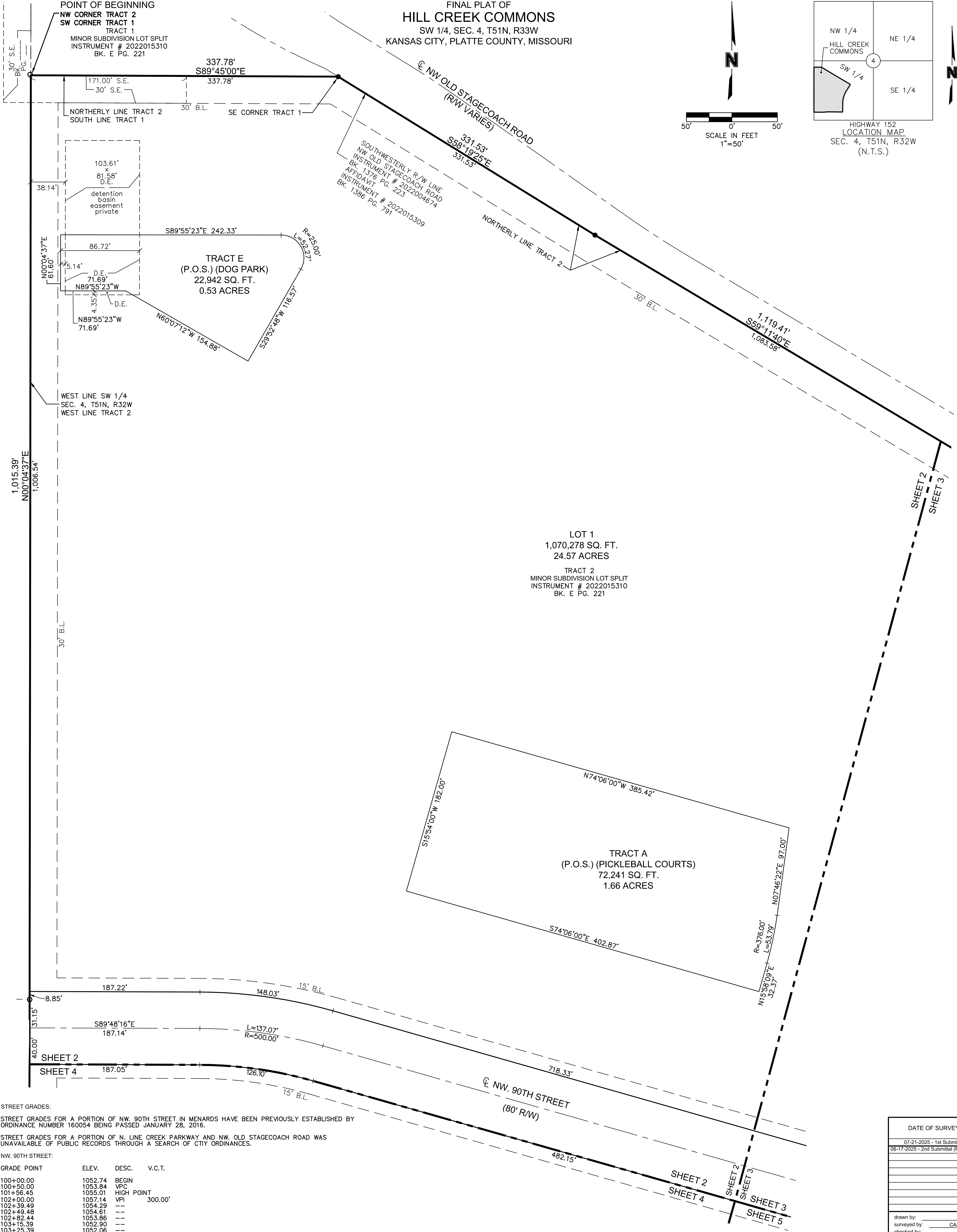
Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

19. 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.
20. KC Water public utility easements shall be exclusive and should not overlap the general utility easements.
21. 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.
22. 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.
23. Any utilities located within private streets shall be private utility mains located within private utility easements and Covered by Covenants to Maintain Private Utility Mains.
24. The developer shall provide Covenants to Maintain Private Utility Mains acceptable to KC Water for any private utility mains located within private streets prior to the issuance of any building permits.
25. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
26. The developer shall submit a final stream buffer plan to KC Water for 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.
27. The developer must secure permits to extend 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.

28. 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 stormwater detention area tracts, prior to recording the plat.
29. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
30. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
31. The developer shall provide private utility easements for any private utility mains prior to issuance of any building permits.
32. 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.

USER: nwilloughby

DWG: F:\2024\04501-05000\024-04599\40-Design\Survey\SRV\Sheets\Plat\V_PPLAT_02404599.dwg
DATE: Aug 17, 2025 2:52pm



STREET GRADES:

STREET GRADES FOR A PORTION OF NW. 90TH STREET IN MENARDS HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 160054 BEING PASSED JANUARY 28, 2016.

STREET GRADES FOR A PORTION OF N. LINE CREEK PARKWAY AND NW. OLD STAGECOACH ROAD WAS UNAVAILABLE OF PUBLIC RECORDS THROUGH A SEARCH OF CTIY ORDINANCES.

NW. 90TH STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
100+00.00	1052.74	BEGIN	
100+50.00	1053.84	VPC	
101+56.45	1055.01	HIGH POINT	
102+00.00	1057.14	VPI	300.00'
102+39.49	1054.29	---	
102+49.48	1054.61	---	
102+82.44	1053.86	---	
103+15.39	1052.80	---	
103+25.39	1052.06	---	
103+50.00	1051.14	VPT	
108+00.00	1033.14	VPC	
108+25.00	1032.14	VPI	50.00'
108+50.00	1031.46	VPT	
108+87.90	1030.17	---	
109+07.90	1030.41	---	
109+73.77	1028.63	---	
109+83.77	1027.86	---	
111+40.00	1023.65	VPC	
111+96.18	1022.89	LOW POINT	
112+15.00	1021.62	VPI	150.00'
112+63.02	1023.96	---	
112+73.02	1024.81	---	
112+90.00	1025.00	VPT	
113+38.89	1027.70	---	
113+51.53	1027.77	---	
114+44.50	1031.95	VPC	
114+82.00	1033.64	VPI	
115+00.00	1033.22	HIGH POINT	
115+19.50	1033.08	VPT	
115+24.19	1033.01	---	

DEVELOPER:
THE NEXT CHAPTER HOLDINGS, LLC
2500 EVANS TRADE CENTER DRIVE
EVANS, GA 30809
ANDREW MALZER
PH: 706 288 7672

SURVEYORS NOTES:

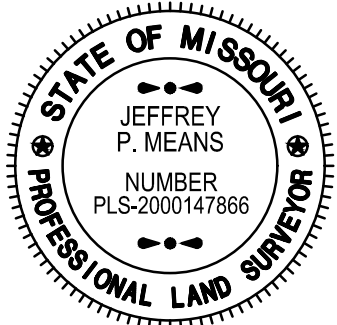
1. PROPERTY INFORMATION REFERRING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊙ SCR	SECTION CORNER
● SET	SET MONUMENT
□ ROW	ROW MARKER
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.B.E.	STREAM BUFFER EASEMENT
G.E.	GRADING EASEMENT
KCP&L	KANSAS CITY POWER & LIGHT EASEMENT
L.S.	LANDSCAPE EASEMENT
GENERAL	
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
ITB	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	ARC LENGTH

THIS PLAT AND SURVEY OF HILL CREEK COMMONS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HILL CREEK COMMONS SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. 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.



OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 17, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY	
07-21-2025 - 1st Submittal	
08-17-2025 - 2nd Submittal (Pre-CPG)	

drawn by: NRW
surveyed by: CAKPKIKT
checked by: JPM
approved by: JPM
project no.: 024-04599
file name: V_PPLAT_02404599.DWG

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street - TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

NW 1/4

HILL CREEK COMMONS

NE 1/4

SW 1/4

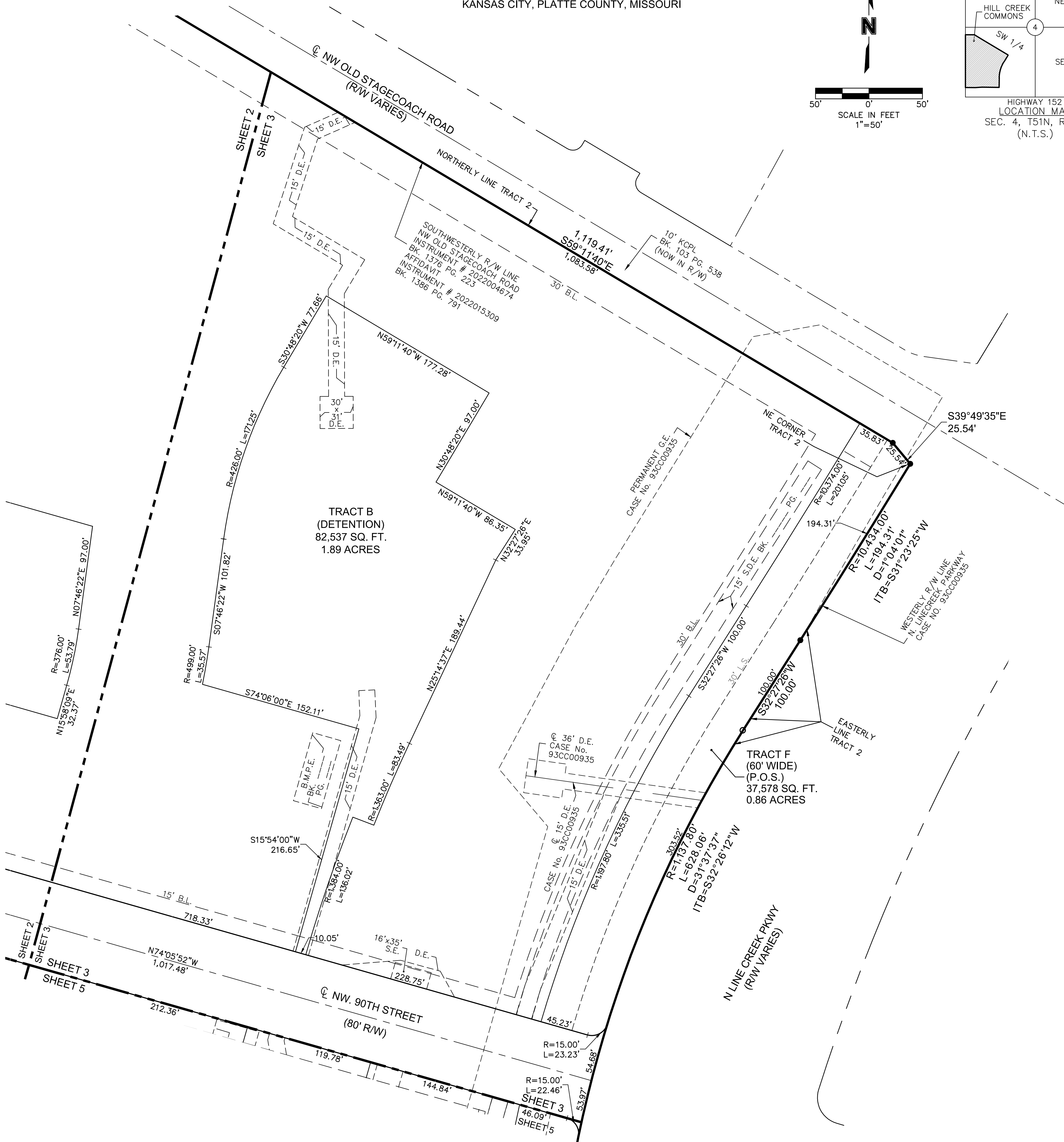
SE 1/4

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50' 0' 50'

SCALE IN FEET
1"=50'

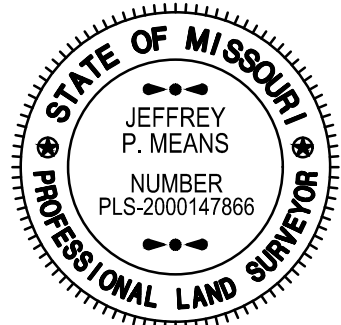
LOCATION 152
SEC. 4, T15N, R32W
(N.T.S.)



TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
ROW D	ROW MARKER
BOUNDARIES	
— —	SECTION LINE
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B.L.	BUILDING SETBACK
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G.E.	GRADING EASEMENT
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2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

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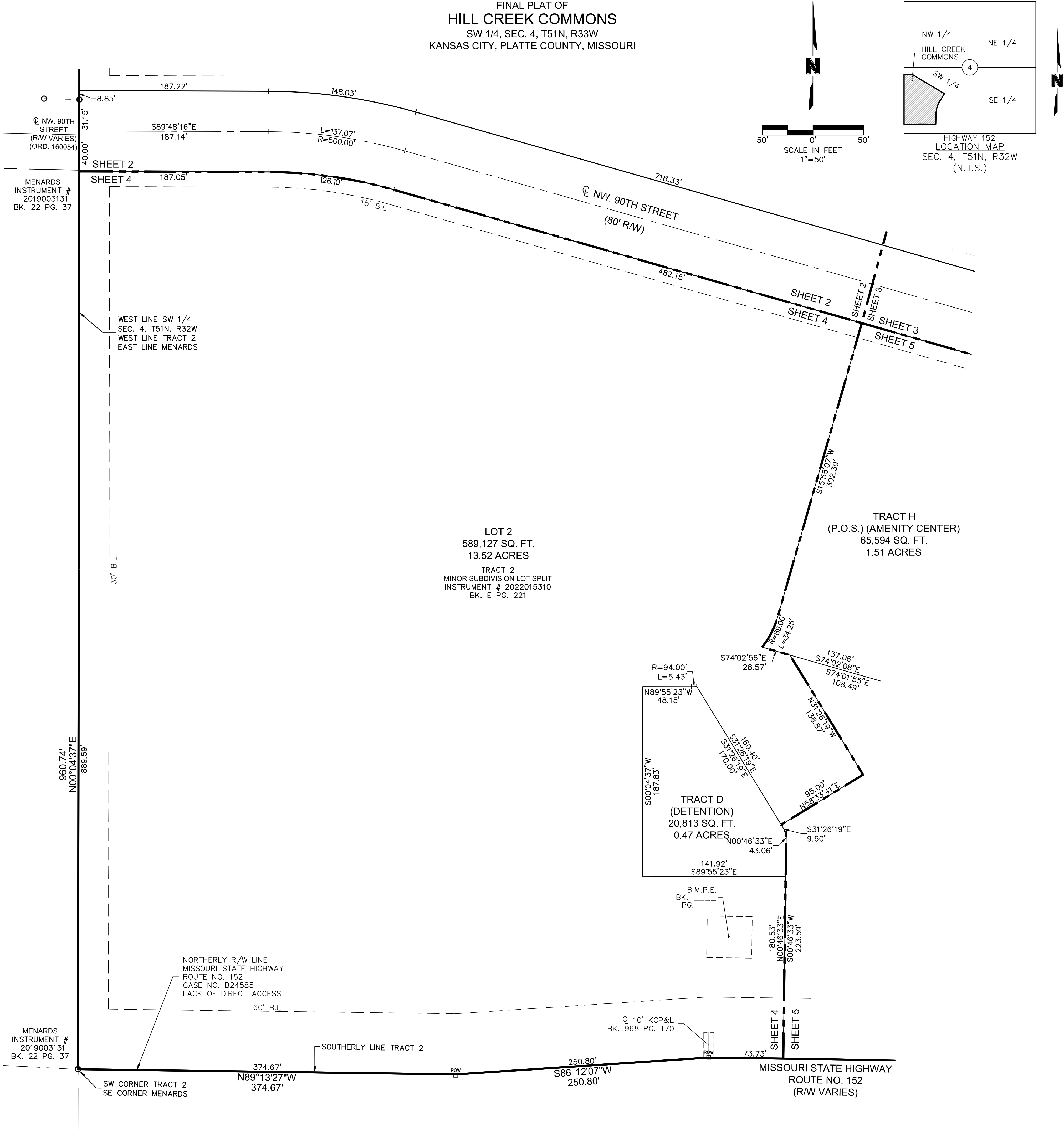
SHEET
3 of 5

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USER: nwilloughby

DWG: F:\2024\04501-05000\024-04599\40-Design\Survey\SRV\Sheets\Plat\V_PPLAT_02404599.dwg
DATE: Aug 17, 2025 2:54pm

FINAL PLAT OF
HILL CREEK COMMONS
SW 1/4, SEC. 4, T51N, R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



PARKLAND CALCULATIONS REQUIREMENTS:
288 DWELLING UNITS (D.U.) X 3.7 X 0.006 = 6.3936 ACRES

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE TRACTS F AND G (1.68 ACRES) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND FOR 288 SINGLE FAMILY UNITS, 6.3936 ACRES REQUIRED BY ORDINANCE, PURSUANT TO SECTION 88-408-E, OF THE ZONING AND DEVELOPMENT CODE.

PRIVATE OPEN SPACE: TRACTS A, C, E AND H CONTAIN 6.99 ACRES OF PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR (288 SINGLE FAMILY UNITS) PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF (6.3936 ACRES) ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.
A PROPOSED PICKLEBALL COURT WILL BE LOCATED ON TRACT A.
A PROPOSED PICKLEBALL COURT WILL BE LOCATED ON TRACT C.
A PROPOSED DOG PARK WILL LOCATED IN TRACT E.
A PROPOSED COMMUNITY BUILDING, POOL AND BATHHOUSE WILL BE LOCATED ON TRACT H.

MAINTENANCE OF TRACTS: TRACT B (1.89 ACRES) AND TRACT D (0.47 ACRES) IS TO BE USED FOR DETENTION TRACT AND 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 AND BMP FACILITIES PLAT OF HILL CREEK COMMONS, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACTS: TRACTS A, C, E, F AND G (8.67 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESTRICTIONS, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Plat	No. Units	Required	Provided	Net
HILL CREEK COMMONS	288	6.3936	6.99	0.5964

DEVELOPER:
THE NEXT CHAPTER HOLDINGS, LLC
2500 EVANS TRADE CENTER DRIVE
EVANS, GA 30809
ANDREW MALZER
PH: 706 288 7672

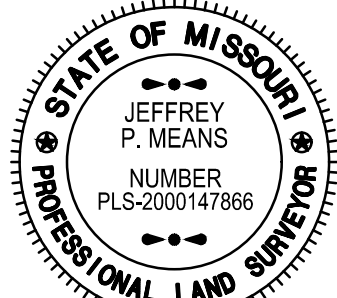
SURVEYORS NOTES:

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AUGUST 17, 2025
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DATE OF SURVEY	
07-21-2025 - 1st Submittal	
08-17-2025 - 2nd Submittal (Pre-CPG)	

drawn by: _____ NRW
surveyed by: _____ CAKPKIKT
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