

OLD TOWN AT CREEKSIDE

PHASE 1

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

TOTAL AREA: 9.463 ACRES

PROPERTY DESCRIPTION:

A tract of land being all that part of the West half of the Northeast Quarter of Section 19, Township 51 North, Range 34 West in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of said Northeast quarter; thence North 00°13'43" East, along the West line of said Northeast quarter, a distance of 657.19 feet, to the Southwest corner of the North half of the Southwest quarter of the Northeast quarter;

thence South 89°56'27" East, along the South line of said North half, a distance of 380.61 feet, to the Point of Beginning;

thence departing said South line, North 30°12'40" East a distance of 37.31 feet;

thence South 89°47'20" East a distance of 106.25 feet;

thence North 00°13'12" East a distance of 496.99 feet;

thence South 89°46'48" East a distance of 536.23 feet;

thence northeasterly, along a curve to the left having an arc length of 37.75 feet, a radius of 24.00 feet, and a chord which bears North 45°09'30" East, 33.98 feet;

thence North 00°05'49" East a distance of 699.60 feet;

thence northwesterly, along a curve to the left having an arc length of 267.81 feet, a radius of 171.50 feet, and a chord which bears North 44°38'18" West, 241.41 feet;

thence North 00°14'06" East a distance of 27.00 feet;

thence easterly, along a non-tangent curve to the right having an arc length of 122.49 feet, a radius of 198.50 feet, and a chord which bears South 71°44'53" East, 120.36 feet;

thence easterly, along a reverse curve to the left having an arc length of 33.63 feet, a radius of 24.00 feet, and a chord which bears North 85°46'55" East, 30.95 feet;

thence North 45°38'00" East a distance of 13.16 feet to a point on the Southwesterly line of Lot 1, VERTICAL VENTURES II 1ST PLAT, a subdivision in the City of Parkville, Platte County, Missouri;

thence South 45°04'14" East, along said Southwesterly line, 23.07 feet to the most Southerly Southwest corner of said Lot 1;

thence South 89°50'57" East, along the South line of said Lot 1, a distance of 5.61 feet;

thence departing said South line, South 45°38'00" West a distance of 17.44 feet;

thence southerly, along a curve to the left having an arc length of 33.63 feet, a radius of 24.00 feet, and a chord which bears South 05°29'05" West, 30.95 feet;

thence southerly, along a reverse curve to the right having an arc length of 120.43 feet, a radius of 198.50 feet, and a chord which bears South 71°17'00" East, 118.39 feet;

thence South 00°05'49" West a distance of 148.19 feet;

thence southeasterly, along a curve to the left having an arc length of 37.65 feet, a radius of 24.00 feet, and a chord which bears South 44°50'30" East, 33.90 feet;

thence South 89°46'48" East a distance of 182.64 feet to a point the West right-of-way line of NW Brink-Meyer Road, said right-of-way line being 40 feet West of and parallel with the East line of the West half of said Northeast quarter;

thence South 00°11'41" West, along said West right-of-way line, a distance of 27.00 feet;

thence departing said West right-of-way line, North 89°46'48" West a distance of 182.49 feet;

thence southwesterly, along a curve to the left having an arc length of 37.75 feet, a radius of 24.00 feet, and a chord which bears South 45°09'30" West, 33.98 feet;

thence South 00°05'49" West a distance of 475.07 feet;

thence southeasterly, along a curve to the left having an arc length of 37.65 feet, a radius of 24.00 feet, and a chord which bears South 44°50'30" East, 33.90 feet;

thence South 89°46'48" East a distance of 27.66 feet;

thence easterly, along a curve to the left having an arc length of 41.68 feet, a radius of 199.00 feet, and a chord which bears North 84°13'11" East, 41.60 feet;

thence North 78°13'11" East a distance of 60.13 feet;

thence easterly, along a curve to the right having an arc length of 39.79 feet, a radius of 190.00 feet, and a chord which bears North 84°13'11" East, 39.72 feet;

thence South 89°46'48" East a distance of 14.35 feet to a point on said West right-of-way line of NW Brink-Meyer Road, said right-of-way line being 40 feet West of and parallel with the East line of the West half of said Northeast quarter;

thence South 00°11'41" West, along said West right-of-way line, a distance 72.00 feet;

thence departing said West right-of-way line, North 89°46'56" West a distance of 14.39 feet;

thence westerly, along a curve to the right having an arc length of 39.79 feet, a radius of 190.00 feet, and a chord which bears North 83°46'55" West, 38.72 feet;

thence North 77°46'54" West a distance of 60.13 feet;

thence westerly, along a curve to the left having an arc length of 41.67 feet, a radius of 199.00 feet, and a chord which bears North 83°46'51" West, 41.60 feet;

thence North 89°46'48" West a distance of 27.48 feet;

thence southwesterly, along a curve to the left having an arc length of 37.75 feet, a radius of 24.00 feet, and a chord which bears South 45°09'30" West, 33.98 feet;

thence South 00°05'49" West a distance of 257.42 feet;

thence southwesterly, along a curve to the right having an arc length of 263.90 feet, a radius of 213.50 feet, and a chord which bears South 35°30'27" West, 247.42 feet;

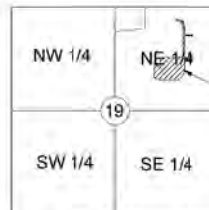
thence South 00°00'35" East a distance of 30.83 feet to a point on the South line of said North half of the Southwest quarter of said Northeast quarter;

thence North 89°56'27" West, along said South line, a distance of 551.35 feet to the Point of Beginning;

Containing 350,943 square feet, or 8.057 acres, more or less.



VICINITY MAP
(Scale: 1"=1500')



SECTION MAP
SEC. 19 TW. 51 RNG. 34

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
---	Existing Waterline	A	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
□	Existing Sanitary Manhole	□	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
---		---	Future Curb & Gutter

INDEX OF SHEETS

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SUMMARY TABLE

This represents a Planned Commercial Development with internal circulation, private streets, and access off Brink Meyer Road. Current zoning ("B-2-P" General Business District). Development includes the following:

Building Square Footage:	50,000 SF
Total Recreation Square Footage:	56,730 SF
Parking Provided:	515 Stalls
Maximum Height:	80 Feet
Potential Number of Lots:	3 Lots, 1 Tract
Proposed Users:	Mixed Use Retail With 2 Story Residential, Public Green for Outdoor Recreation with Splash Pad, Fountain or Artwork
Focal Point, Gathering Space and Open Lawn:	10' Paved
Recreational Trail:	

UTILITY CONTACTS

City of Parkville	(816) 741-7976
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Missouri Gas Energy	(800) 582-0000
Kansas City Power & Light	(800) 544-4652
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
United Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-5518
Missouri One Call	(800) 436-RT6
AT&T	(800) 454-7628
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5000

DEVELOPER:

Parkville Development 38, LLC
C/O: Brian Mertz
2607 NW John Anders Rd
Kansas City, MO 64152

ENGINEER:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Overland, MO 64150
(816) 800-0950

SURVEYOR:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Overland, MO 64150
(816) 800-0950

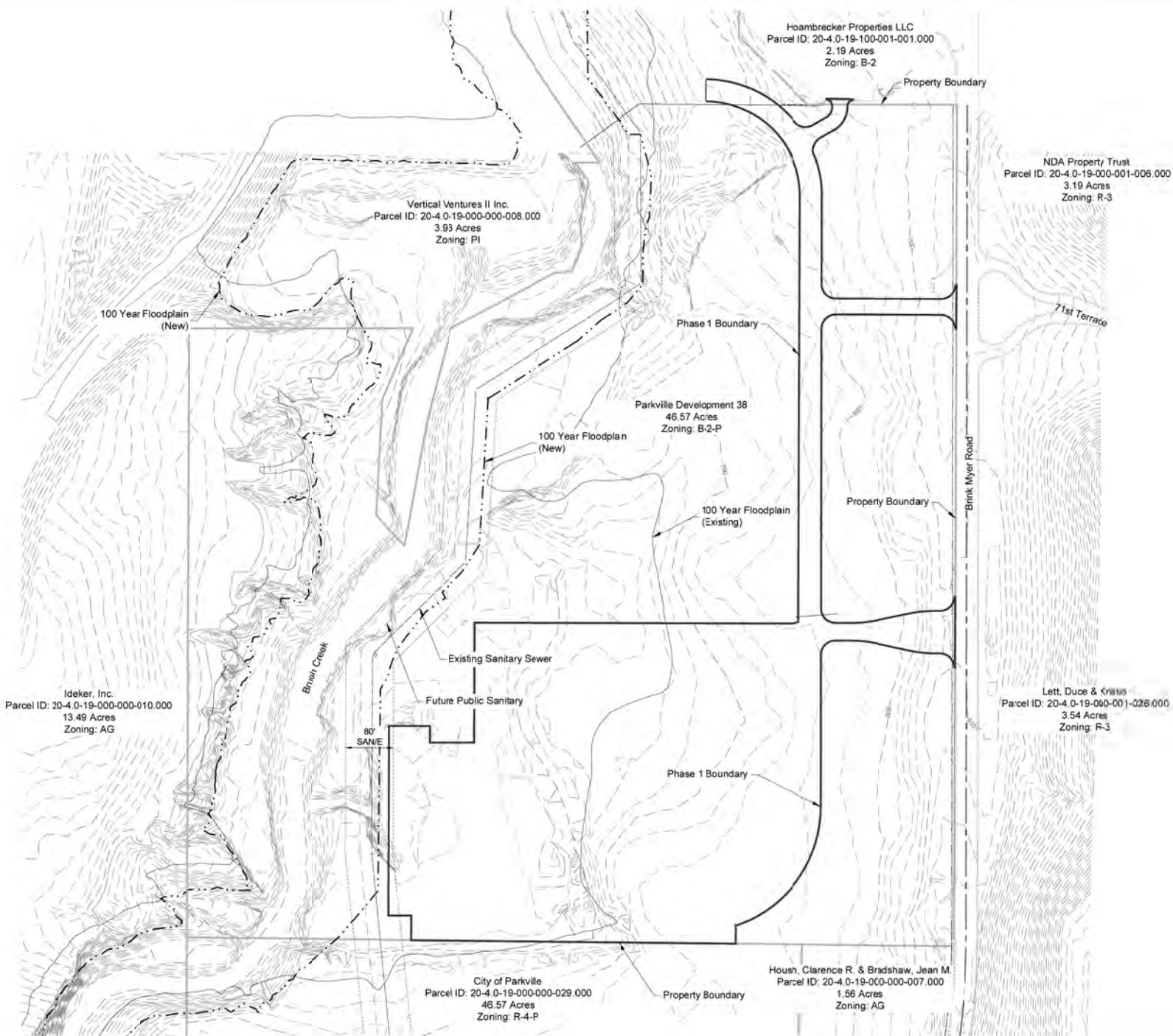


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C01

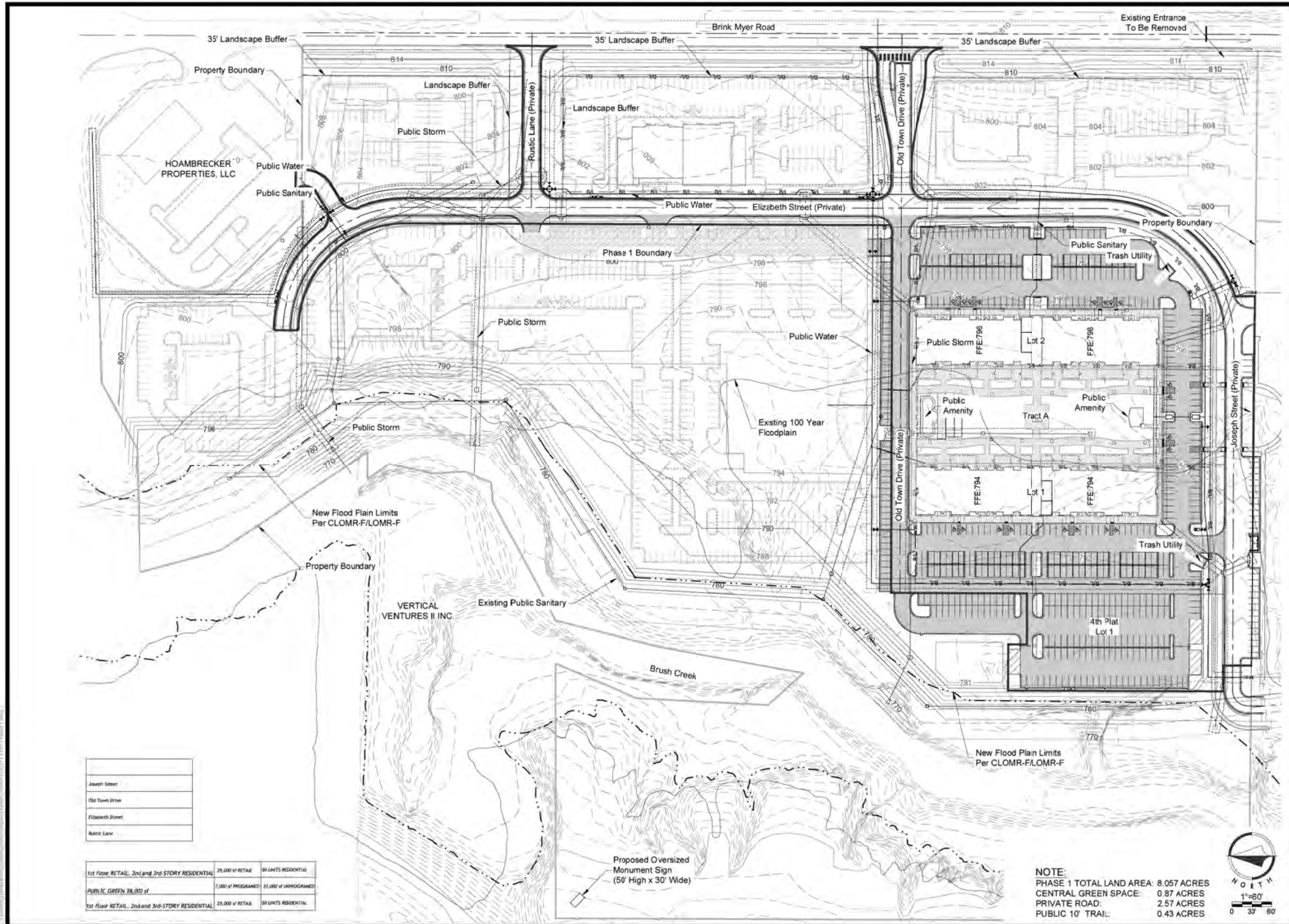
Final Development Plan
18-0211
Old Town At Creekside
Phase 1

Cover Sheet

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Overland, Missouri 64150
816.800.0950
www.irc-consulting.com



Sheet C02																																									
Final Development Plan	18-0211 Old Town At Creekside Phase 1																																								
Existing Conditions																																									
<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>CHKD</td> <td>APPD</td> </tr> <tr> <td>10/1/2018</td> <td>JAC</td> <td>MAC</td> <td>MAC</td> </tr> <tr> <td>10/1/2018</td> <td>JAM</td> <td>BMF</td> <td>BMF</td> </tr> <tr> <td>10/1/2018</td> <td>JAM</td> <td>BMF</td> <td>BMF</td> </tr> <tr> <td>10/1/2018</td> <td>JAM</td> <td>BMF</td> <td>BMF</td> </tr> </table>	DATE	BY	CHKD	APPD	10/1/2018	JAC	MAC	MAC	10/1/2018	JAM	BMF	BMF	10/1/2018	JAM	BMF	BMF	10/1/2018	JAM	BMF	BMF	<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>CHKD</td> <td>APPD</td> </tr> <tr> <td>10/1/2018</td> <td>JAC</td> <td>MAC</td> <td>MAC</td> </tr> <tr> <td>10/1/2018</td> <td>JAM</td> <td>BMF</td> <td>BMF</td> </tr> <tr> <td>10/1/2018</td> <td>JAM</td> <td>BMF</td> <td>BMF</td> </tr> <tr> <td>10/1/2018</td> <td>JAM</td> <td>BMF</td> <td>BMF</td> </tr> </table>	DATE	BY	CHKD	APPD	10/1/2018	JAC	MAC	MAC	10/1/2018	JAM	BMF	BMF	10/1/2018	JAM	BMF	BMF	10/1/2018	JAM	BMF	BMF
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Joseph Street
Old Town Drive
Elizabeth Street
Rustic Lane

1st floor RETAIL, 2nd and 3rd-STORY RESIDENTIAL	25,000 sq RETAIL	90 UNITS RESIDENTIAL
PUBLIC GREEN 38,000 sq	2,000 sq PROGRAMMED	31,000 sq UNPROGRAMMED
1st floor RETAIL, 2nd and 3rd-STORY RESIDENTIAL	25,000 sq RETAIL	90 UNITS RESIDENTIAL

Proposed Oversized Monument Sign
(50' High x 30' Wide)

NOTE:
PHASE 1 TOTAL LAND AREA: 8.057 ACRES
CENTRAL GREEN SPACE: 0.87 ACRES
PRIVATE ROAD: 2.57 ACRES
PUBLIC 10' TRAIL: 0.43 ACRES



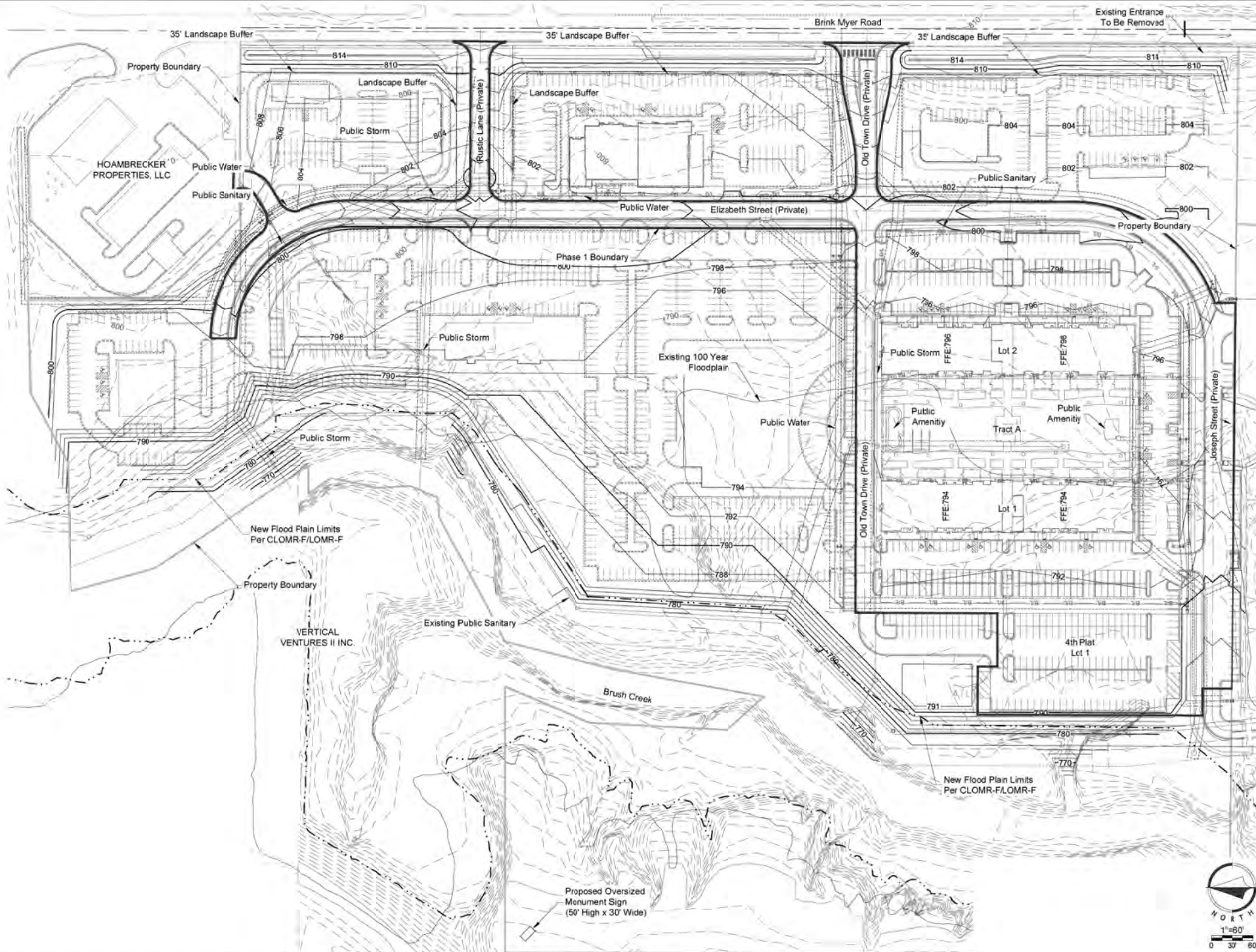
Sheet
C03

Final Development Plan
18-0211
Old Town At Creekside
Phase 1

Development Plan

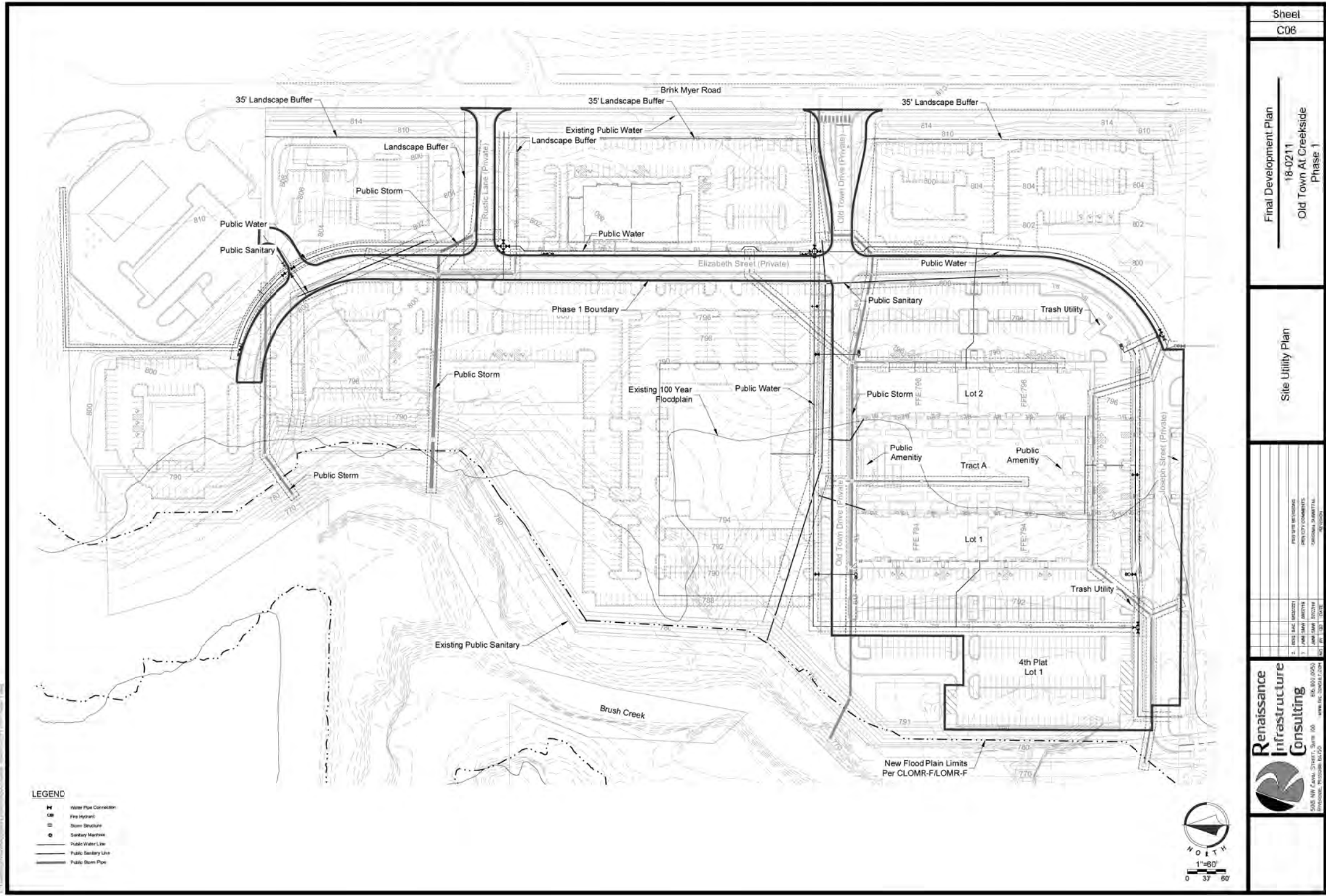
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PER SITE REVISIONS	
PER CITY COMMENTS	
ORIGINAL SUBMITTAL	

Renaissance Infrastructure Consulting
500 NW Canal Street, Suite 100
Portland, Oregon 97209
P: 503.460.0050
www.ri-inc.com

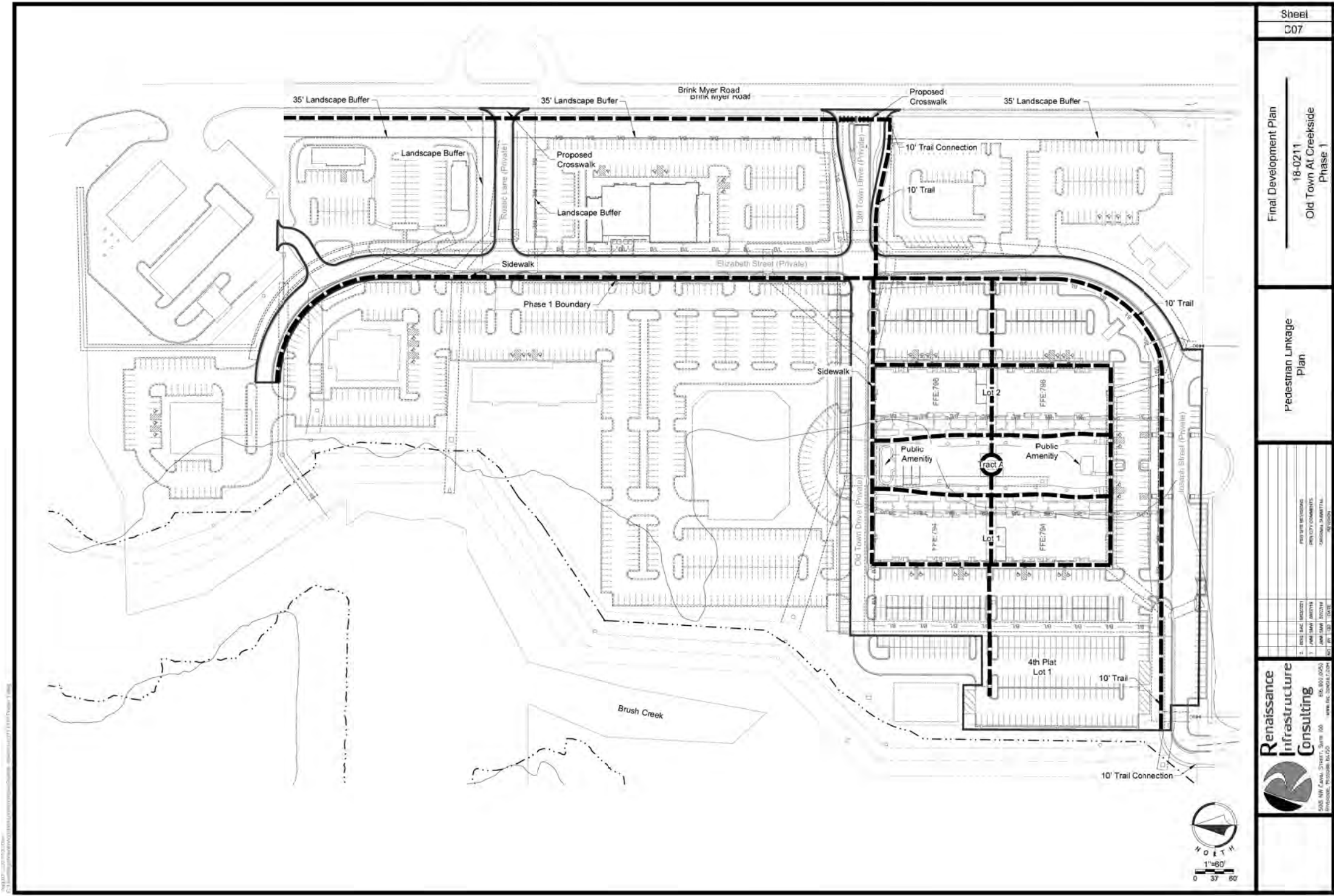


Sheet C04	
Final Development Plan 18-0211 Old Town At Creekside Phase 1	
Grading Plan	
PREP BY: B. VENTURES CHECKED BY: B. VENTURES DATE: 01/11/2018	DESIGNED BY: B. VENTURES CHECKED BY: B. VENTURES DATE: 01/11/2018
Renaissance Infrastructure Consulting 5505 NW 72nd Street, Suite 100 Fort Lauderdale, Florida 33309 Tel: 954.880.0055 www.ri-inc.com	





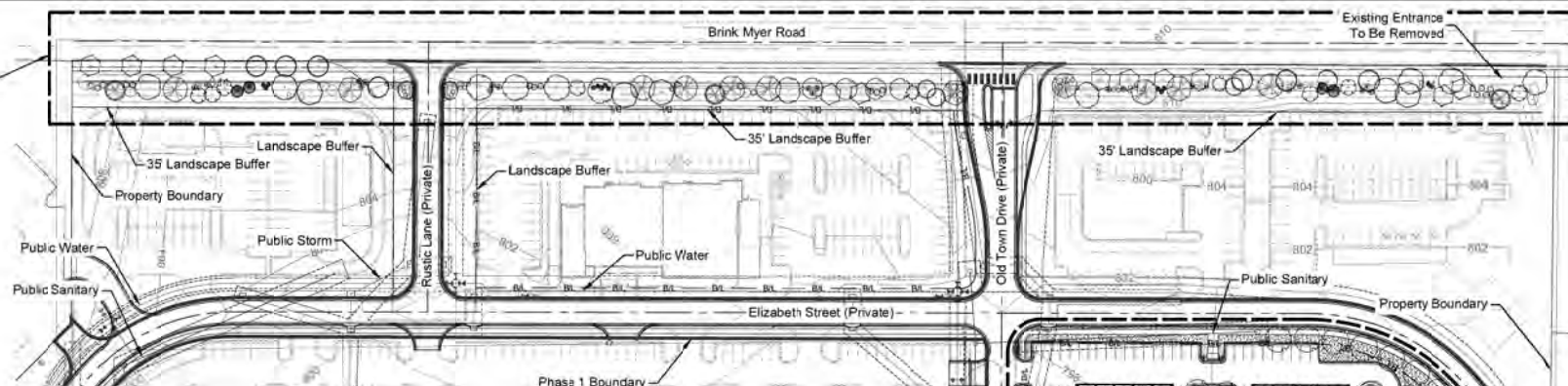
Sheet C06	
Final Development Plan 18-0211 Old Town At Creekside Phase 1	
Site Utility Plan	
PREP BY: B. VANDERKAM CHECKED BY: J. HARRIS DATE: 01/11/2018	PREP BY: B. VANDERKAM CHECKED BY: J. HARRIS DATE: 01/11/2018
Renaissance Infrastructure Consulting 5305 NW Canal Street, Suite 100 Portland, Oregon 97209 P: 503.800.0455 www.rii.com	



Renaissance Infrastructure Consulting 505 NW Canal Street, Suite 100 Portland, Oregon 97209 503.800.0050 www.rii.com	DESIGNED BY: JAC CHECKED BY: JAC DATE: 10/11/2011	PREPARED BY: JAC DATE: 10/11/2011	PROJECT COMMENTS: ORIGINAL: JAC DATE: 10/11/2011
	18-0211 Old Town At Creekside Phase 1		
Final Development Plan			
Pedestrian Linkage Plan			
Sheet C07			

Brink Myer Road Landscape
RE: Sheet L05

SIGHT DISTANCE TRIANGLE DETAIL - NTS



PLANT SCHEDULE PHASE I

TREES	BOTANICAL / COMMON NAME	CONT	QTY	SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B, 2" Cal.	10		Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal.	47
	Acer fructicolum 'Pacific Sunset' TM / Pacific Sunset Maple	B&B, 2" Cal.	4		Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal.	83
	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B&B, 2" Cal.	4		Forsythia x intermedia 'Gold Tide' TM / Gold Tide Forsythia	3 Gal.	13
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.	15		Hamelis virginiana / Common Witch Hazel	3 Gal.	7
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	17		Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	59
	Parrotia persica / Persian Parrotia	B&B, 2" Cal.	10		Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	54
	Quercus alba / White Oak	B&B, 2" Cal.	6		Physocarpus opulifolius 'Diablo' / Diablo Ninebark	3 Gal.	19
	Quercus palustris / Pin Oak	B&B, 2" Cal.	12		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 Gal.	31
	Quercus rubra / Red Oak	B&B, 2" Cal.	10		Spiraea nipponica 'Snowmound' / Snowmound Spiraea	3 Gal.	13
	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal.	8		Weigela florida 'Alexandra' TM / Weigela	3 Gal.	74
	Ulmus americana 'Valley Forge' / American Elm	B&B, 2" Cal.	12		Weigela florida 'Verweig' TM / My Nonet Weigela	3 Gal.	357
EVERGREEN	BOTANICAL / COMMON NAME	CONT	QTY	EVERGREEN SHRUB	BOTANICAL / COMMON NAME	CONT	QTY
	Juniperus virginiana 'Canaertii' / Canaertii Juniper	B&B, 6" Ht. Min.	2		Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	57
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B, 6" Ht. Min.	11		Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	75
	Pinus strobus / White Pine	B&B, 6" Ht. Min.	3		Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.	27
ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	QTY	GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B, 1.5" Cal.	9		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 Gal.	113
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B, 1.5" Cal.	5		Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal.	57
	Turfgrass Sod Fescue Mix, RE: Notes / Fescue Sod	SCD	16,554 sf		Panicum virgatum 'Haense Harms' / Haense Harms Switch Grass	3 Gal.	65
					Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	3 Gal.	221
					Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	3 Gal.	169
PERENNIALS & ANNUALS	BOTANICAL / COMMON NAME	CONT	QTY				
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 Gal.	79				
	Liriope muscar 'Big Blue' / Big Blue Lilyturf	1 Gal.	206				
	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	1 Gal.	110				

Sheet Reference Notes

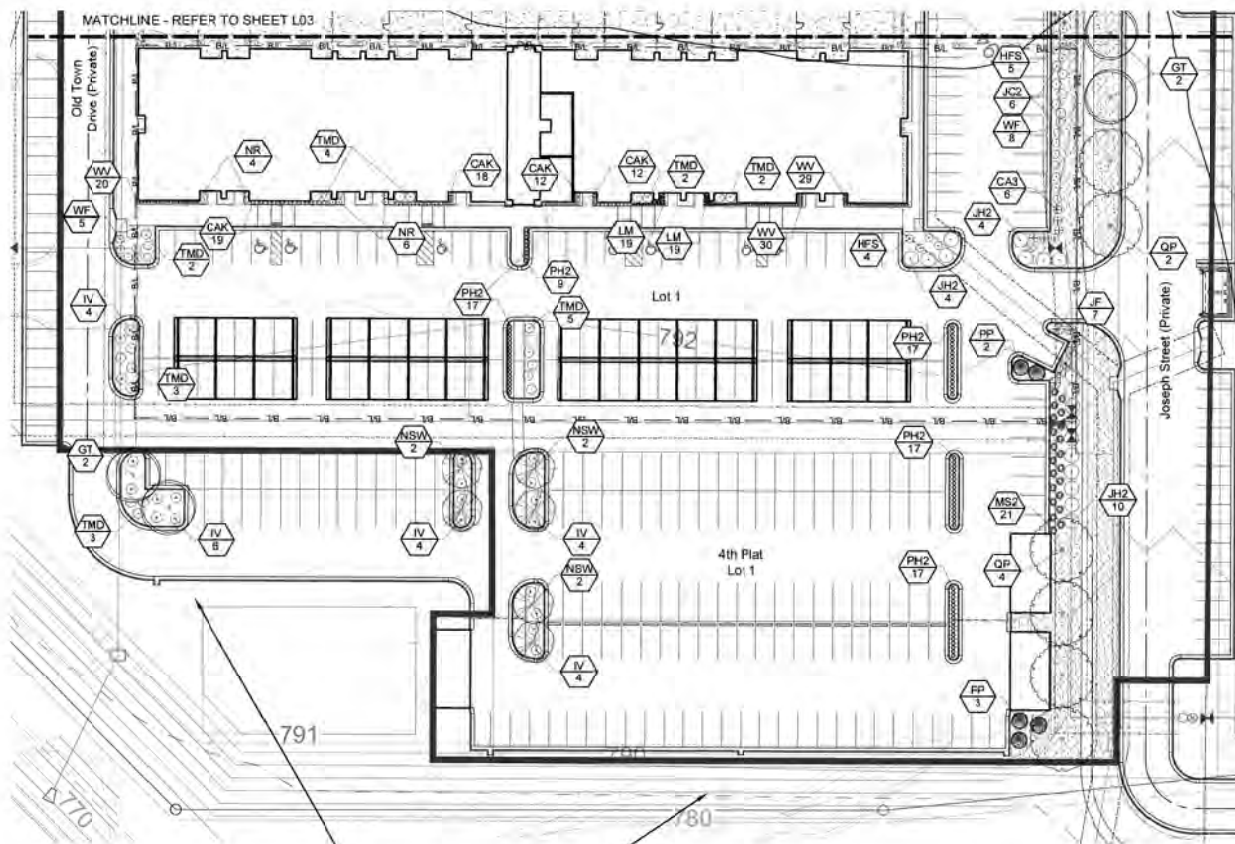
1. Lot 1 and 4th Plat Lot 1 Landscape Sheet L02
2. Tract A Landscape Sheet L03
3. Lot 2 Landscape Sheet L04
4. Brink Myer Road Landscape Sheet L05



PLANT SCHEDULE LOT 1 AND 4TH PLAT LOT 1

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.	4
	NRW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	6
	QP	Quercus palustris / Pin Oak	B&B, 2" Cal.	6
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B, 6" Ht. Min.	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CA3	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal.	6
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	9
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetgum	3 Gal.	22
	WF	Weigela florida 'Alexandra' TM / Weigela	3 Gal.	13
	WV	Weigela florida 'Verweig' TM / My Monet Weigela	3 Gal.	79
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	6
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	7
	JH2	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.	18
	TMD	Taxus x media 'Densaformis' / Dense Yew	5 Gal.	21
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	81
	MS2	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal.	21
	PH2	Pennisetum alopecuroides 'Flamefin' / Flamefin Dwarf Fountain Grass	3 Gal.	77
PERENNIALS & ANNUALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	LM	Liriope muscar 'Big Blue' / Big Blue Lilyturf	1 Gal.	38
	NR	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	1 Gal.	19

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	5,642 sf



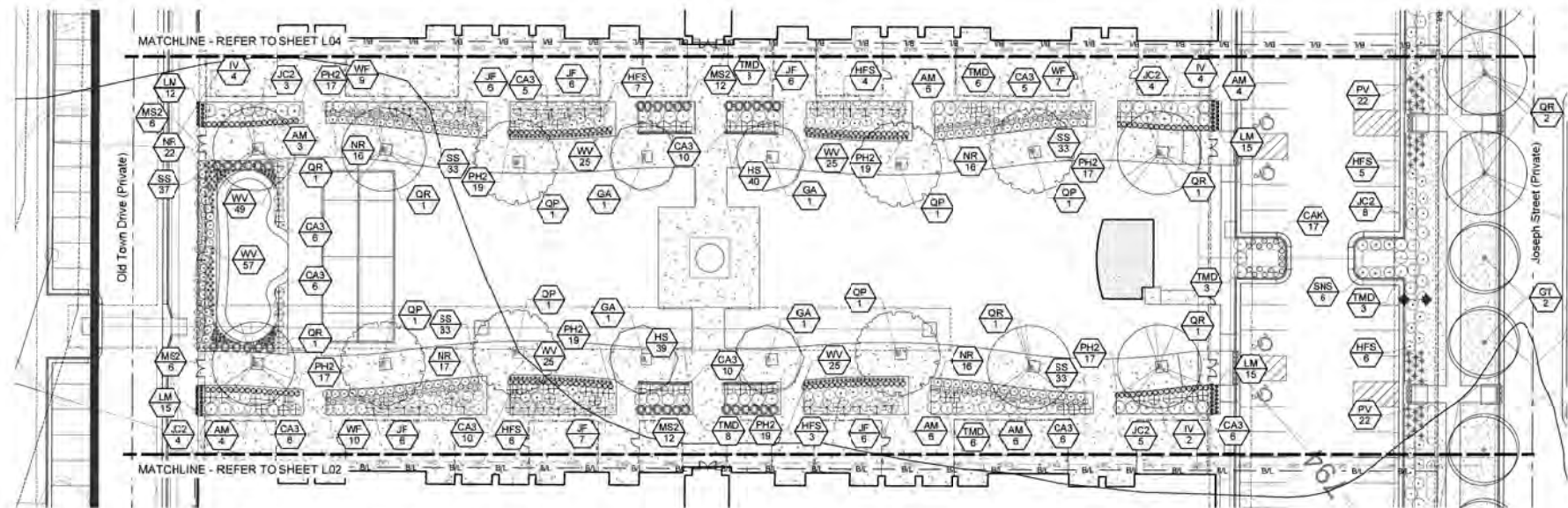
All disturbed land shall be seeded.
RE: Landscape Notes

LOT 1 AND 4TH PLAT LOT 1	
PARKING:	SEE UP, 255 SPACES
REQUIRED:	1 TREE / 25 SPACES = 11
	CONT: SHRUB MASSING FOR ANY PERIMETER WITHIN 24' OF A STREET
PROVIDED:	11 TREES*
	CONT: SHRUBS
*PARKING LOT TREES ARE DISTRIBUTED THROUGHOUT ENTIRE PARKING LOT ACROSS ALL PHASE 1 LOTS	
FOUNDATION:	CONT: SHRUB MASSING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES
PROVIDED:	AS REQUIRED

Sheet
L02

Final Development Plan
18-0211
Old Town At Creekside
Phase 1

Lot 1 and 4th Plat Lot 1
Landscape Plan



PLANT SCHEDULE TRACT A

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B&B, 2" Cal.	4		AM	Aronia melanocarpa 'Morton' TM / Hiquis Beauty Black Chokeberry	3 Gal.	29
	GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.	2		CA3	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal.	74
	QP	Quercus palustris / Pin Oak	B&B, 2" Cal.	6		HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	31
	QR	Quercus rubra / Red Oak	B&B, 2" Cal.	8		IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetgum	3 Gal.	10
						SNS	Spiraea nipponica 'Snowmound' / Snowmound Spirea	3 Gal.	6
						WF	Weigela florida 'Alexandra' TM / Weigela	3 Gal.	26
						WV	Weigela florida 'Verweig' TM / My Monet Weigela	3 Gal.	206
						JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	24
						JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	37
						TMD	Taxus x media 'Densiformis' / Dense Yew	5 Gal.	34
						CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	17
						MS2	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal.	36
						PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	3 Gal.	44
						PH2	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	3 Gal.	144
						SS	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	3 Gal.	169
						HS	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 Gal.	79
						LM	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 Gal.	57
						NR	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	1 Gal.	87

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turfgrass Sod Fescue Mix. RE. Notes / Fescue Sod	000	0.379 SF

TRACT A	REMARKS
1. TRACT A	1. TRACT A
2. TRACT A	2. TRACT A
3. TRACT A	3. TRACT A
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Sheet
L03

Final Development Plan
18-0211
Old Town At Creekside
Phase 1

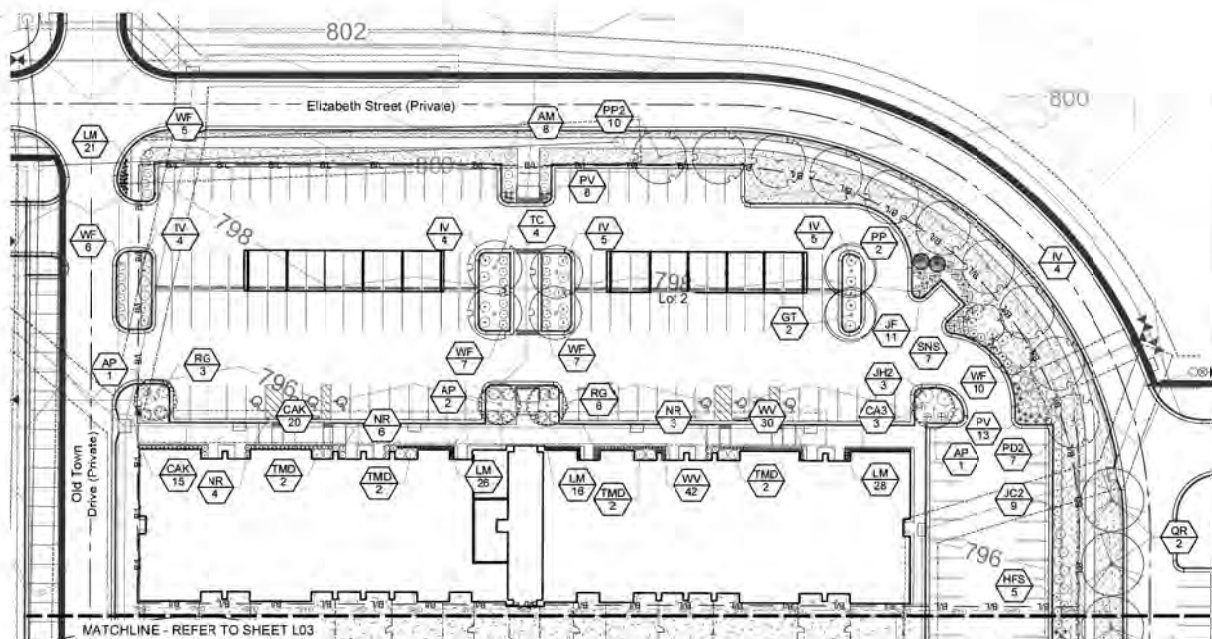
Tract A
Landscape Plan

Renaissance
Infrastructure
Consulting
SUE NW 7 Area Street: 3001 106
PHOTOGRAPH: MICHAEL M. HARRIS



TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AP	Acer truncatum 'Pacific Sunset' TM / Pacific Sunset Maple	B&B, 2" Cal.	4
	GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B, 2" Cal	7
	PP2	Parrotia persica / Persian Parrotia	B&B, 2" Cal.	10
	DR	Quercus rubra / Red Oak	B&B, 2" Cal.	2
	TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal	4
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B, 6" Ht. Min.	2
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B, 1.5" Cal.	2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Aronia melanocarpa 'Morton' TM / Inquis Beauty Black Chokeberry	3 Gal.	8
	CA3	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal.	3
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Swendspire	3 Gal.	22
	PO2	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	3 Gal.	7
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 Gal.	11
	SNS	Spiraea nipponica 'Snowmound' / Snowmound Spirea	3 Gal.	9
	WF	Weigela florida 'Alexandra' TM / Weigela	3 Gal.	35
	WV	Weigela florida 'Verweig' TM / My Monet Weigela	3 Gal.	72
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	9
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	11
	JH2	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.	3
	TMD	Taxus x media 'Densiformis' / Dense Yew	5 Gal.	10
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	35
	PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	3 Gal.	21
PERENNIALS & ANNUALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	LM	Linum catharticum 'Big Blue' / Big Blue Lilyturf	1 Gal.	51
	NR	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	1 Gal.	10

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turfgrass Sod Fescue Mix. RE: Notes / Fescue Sod	80D	9,343 sf



LOT 2 PARKING REQUIRED:	344 LF, 162 SPACES 1 TREE / 25 SPACES = 6 CONT. SHRUB MASSING FOR ANY PARKING WITHIN 24' OF A STREET
PROVIDED:	6 TREES* CONT. SHRUBS
*PARKING LOT TREES ARE DISTRIBUTED THROUGHOUT ENTIRE PARKING LOT ACROSS ALL PHASE 2 LOTS	
FOUNDATION REQUIRED:	CONT. SHRUB MASSING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES
PROVIDED:	AS REQUIRED





TYPICAL STREET TREE

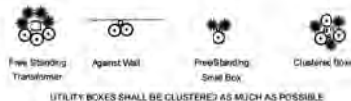
40'

Per Parkville Code Section 40F.1

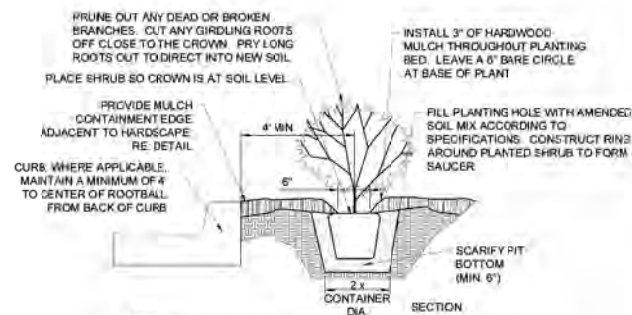
BRINKMEYER STREET TREES	
1.41 LF REQUIRED:	1 TREE / 40 LF = 36 TREES
PROVIDED:	36 TREES
BRINKMEYER BUFFER	
1 TREE / 40 LF (1 EVERGREEN FOR EVRT'S ONEQUIDUSTRES), 3 SHURUB 10 LF	
1.41 LF REQUIRED:	SHADE = 27 EVERGREENS = 9 SHURUB = 142
PROVIDED:	27 SHADE 9 EVERGREEN 142 SHURUBS

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDED OR SOODED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
14. ALL LANDSCAPE LOCATED WITHIN AN ISLAND THAT IS WITHIN THE PUBLIC ROW SHALL BE MAINTAINED BY THE HOA.
15. LANDSCAPE FOR FUTURE PHASES, INCLUDING TREES ADJACENT TO PRIVATE DRIVES SHALL BE DETERMINED WITH FINAL PLANS FOR THAT PHASE.



TYPICAL UTILITY BOX SCREENING DETAILS - NTS



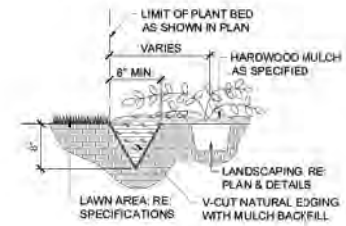
NOTES

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS.
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

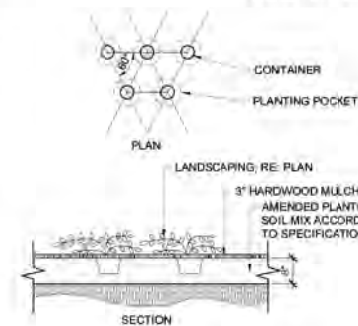
SHRUB PLANTING DETAIL - NTS

NOTES

1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



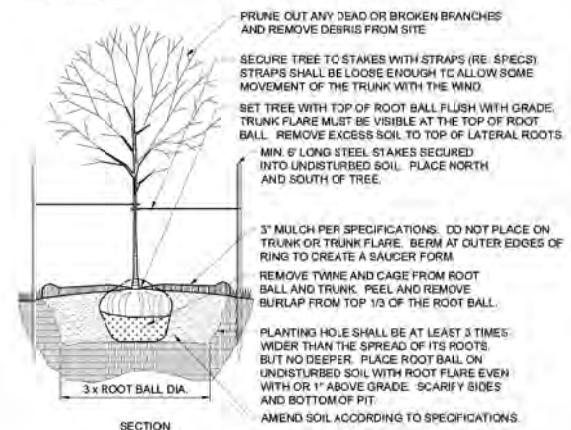
V-CUT NATURAL EDGE DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS

NOTES

1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED.
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS