

THE WOODS AT CREEKSIDE, CREEKSIDE VILLAGE & THE NEW PARKVILLE CEMETERY at CREEKSIDE

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

TOTAL AREA: 64.14 ACRES

PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, N PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S89°56'10"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1208.89 FEET; THENCE S34°57'35"E A DISTANCE OF 419.38 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N53°10'15"E, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 177.08 FEET; THENCE S13°53'54"E A DISTANCE OF 125.56 FEET; THENCE S54°06'19"W, A DISTANCE OF 111.49 FEET; THENCE S54°52'37"W, A DISTANCE OF 88.06 FEET; THENCE S77°31'45"W, A DISTANCE OF 66.53 FEET; THENCE S13°51'13"E, A DISTANCE OF 169.31 FEET; THENCE S01°25'58"W, A DISTANCE OF 48.53 FEET; THENCE S11°22'42"W, A DISTANCE OF 111.41 FEET; THENCE S23°36'25"W, A DISTANCE OF 484.04 FEET; THENCE S00°10'28"E, A DISTANCE OF 366.24 FEET; THENCE S89°49'32"W, A DISTANCE OF 22.50 FEET; THENCE S49°01'15"W, A DISTANCE OF 185.58 FEET; THENCE S81°43'34"W, A DISTANCE OF 196.44 FEET; THENCE N89°14'45"W, A DISTANCE OF 802.53 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE N00°45'15"E, ALONG SAID LINE, A DISTANCE OF 2023.69 FEET TO THE POINT OF BEGINNING.

AND ALL OF LOT 4 FINAL PLAT CREEKSIDE VILLAGE, A SUBDIVISION OF GROUND IN PARKVILLE, PLATTE COUNTY, MISSOURI.



VICINITY MAP
(Scale 1"=1000')



SUMMARY TABLE

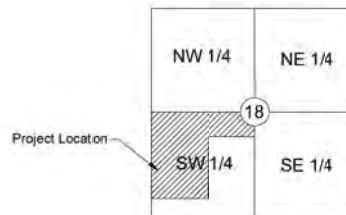
Single Family Units	315
Townhome Units	172 (43 Buildings)
Cemetery	3900 plots

ADDRESS NOTE

The New Parkville Cemetery at Creekside street address shall be 16000 James Court.

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2082
Missouri Gas Energy	(800) 552-0000
Kansas City Power & Light	(800) 544-4852
Platte Clay Electric	(816) 807-7505
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-0400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 484-7928
Comcast	(813) 891-3457
Missouri State Highway Department	(816) 822-0500
Park Hill School District	(816) 359-5000



SECTION MAP
SEC. 18 TW. 51 RNG. 34

INDEX OF SHEETS

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C03	Existing Conditions
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C13	Pedestrian Linkage Plan
C14	Vegetation Preservation Plan
L01	Cemetery Landscape Plan

DEVELOPER

Parkville Development 140, LLC
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7087 NW John Anders Rd
Kansas City, MO 64152

ENGINEER

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Riverside, MO 64150
(816) 800-0850

SURVEYOR

R.L. Buford & Associates, LLC
P.O. BOX 14098
PARKVILLE, MO 64152
(816) 741-6152

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	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
Existing Section Line	Future Curb & Gutter



Sheet
C01

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Cover Sheet

NO.	DATE	REVISION	BY	CHKD.
1	JAN 10	ISSUED		
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Approved PDP



Revised Layout



Sheet
C02

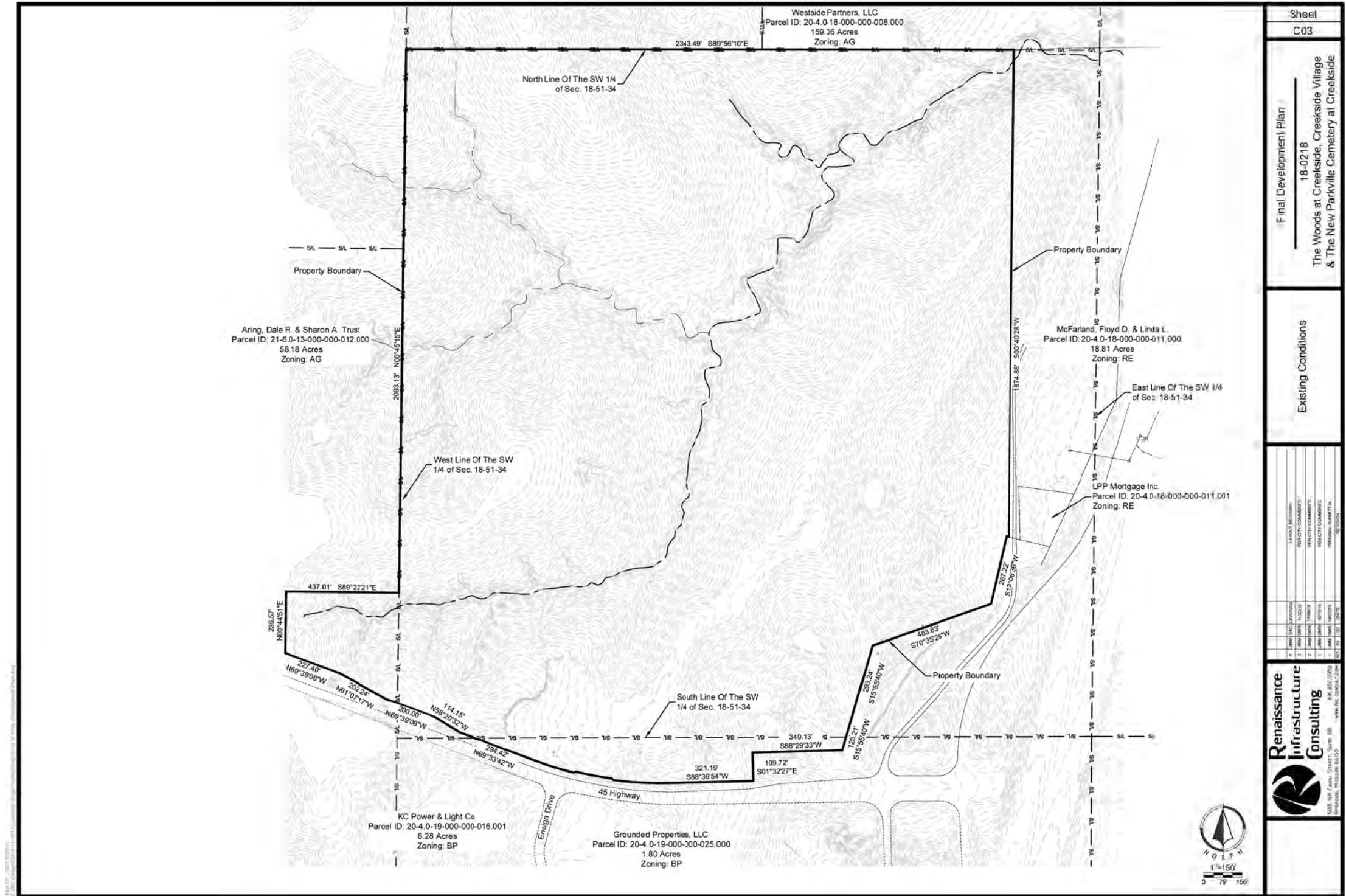
Final Development Plan

18-0218
The Woods at Creekside, Creekside Village
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Property
Subdivision Plan

REV	DATE	BY	CHKD	DESCRIPTION
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416.860.0025



Sheet
C03

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Existing Conditions

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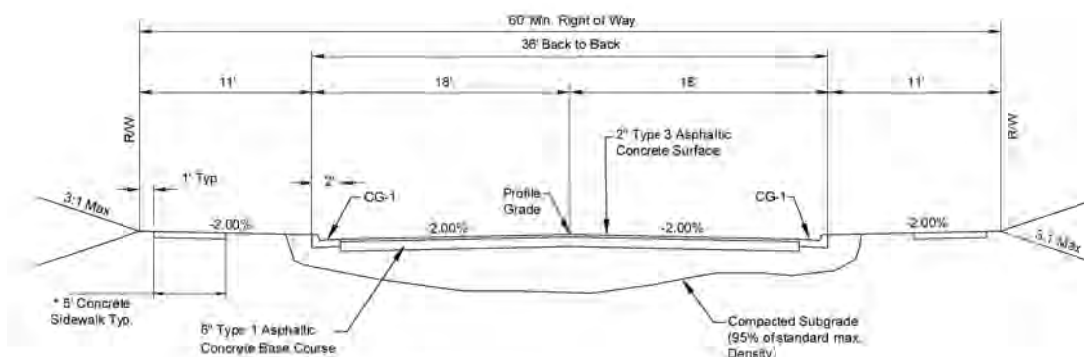
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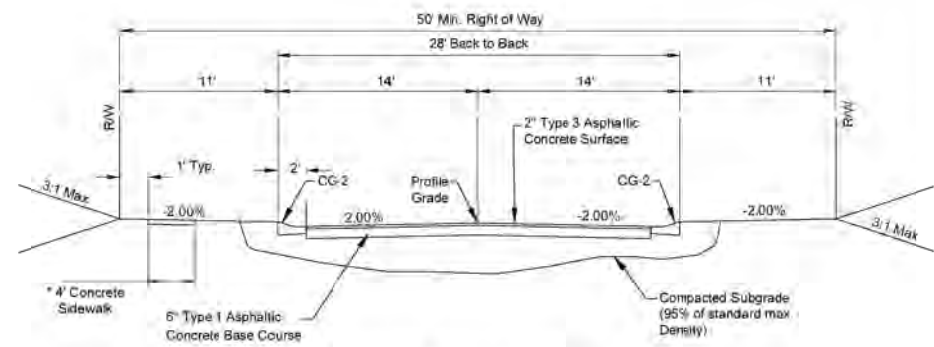
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 Renaissance Infrastructure Consulting <small>500 NW Canal Street, Suite 100 Portland, Oregon 97209 416.860.0050 www.ri-inc.com</small>		<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>3</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>4</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>5</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>6</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>7</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>8</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>9</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>10</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>11</td> <td>01/11/2018</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> 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RESIDENTIAL COLLECTOR STREET
(HOMER PARKWAY)



LOCAL RESIDENTIAL STREET
(MOONSHOT STREET)
(AARON STREET)
(GRIFFEY STREET)
(RACHEL CIRCLE)
(GIORGIA STREET)
(RYAN CIRCLE)
(JAMES STREET)
(MAGNUS COURT)

NO.	DATE	BY	REVISION
1	10/1/2018	JAN	DESIGN
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FAX: 503.227.1235

REV	DATE	BY	CHKD	DESCRIPTION
1	JAN 10	DAVE	DAVE	REVISIONS
2	JAN 10	DAVE	DAVE	REVISIONS
3	JAN 10	DAVE	DAVE	REVISIONS
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9	JAN 10	DAVE	DAVE	REVISIONS
10	JAN 10	DAVE	DAVE	REVISIONS

Grading Plan South

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Sheet
C10

Land Use: 64.14

SINGLE FAMILY	
Residential areas	
Area and density	
Gross area	32.14
Area of right of way	6.25
Net area	25.89
Number of units/Lots	115
Density in Units per acre	1.58

Lots All shown are minimums	
Front lot width at Building line	50
Depth of lot	100
Square footage of lot	9500
Front Yard Setback	25
Side Yard Setback	5
Corner lot side yard setback	7
Rear Yard setback	20

Parking	Per unit
On site	2
Off site	0
Total Parking	230
Streets Public	
Width of Right of way*	90
Width of street	50
Sidewalk width	28
Street horizontal radius	4
Street vertical radius	150
Right of way	50
Back of curb	39
Design speed	25 mph
Home Pkwy ROW = 60', Sidewalk = 5'	

TOWNHOMES	
Residential areas	
Area and density	
Gross area	23.86
Area of right of way	5.04
Net area	18.82
Number of units	173
Density in Units per acre	7.46

Lots All shown are minimums	
Front lot width at Building line	100
Depth of lot	50
Square footage of lot	8900
Front Yard Setback	25
Side Yard Setback	5
Corner lot side yard setback	7
Rear Yard setback	15

Parking	Per unit
On site with garage	2
Off site	0
Total Parking	486
Streets Public	
Width of Right of way*	60
Width of street	50
Sidewalk width	35
Street horizontal radius	4
Street vertical radius	150
Right of way	60
Back of curb	49
Design speed	25 mph

CEMETERY	
Areas	
Area and density	
Gross area	8.64
Area of right of way	0.07
Net area	8.57
Number of units	0
Density in Units per acre	0.00

Lots All shown are minimums	
Front lot width at Building line	N/A
Depth of lot	N/A
Square footage of lot	N/A
Front Yard Setback	N/A
Side Yard Setback	N/A
Corner lot side yard setback	N/A
Rear Yard setback	N/A

Parking	Per unit
Marked Parking	10
Drive Side Parallel Parking	98
Total Parking	108
Streets Public	
Width of Right of way*	60
Width of street	N/A
Sidewalk width	N/A
Street horizontal radius	N/A
Street vertical radius	N/A
Right of way	N/A
Back of curb	N/A
Design speed	N/A

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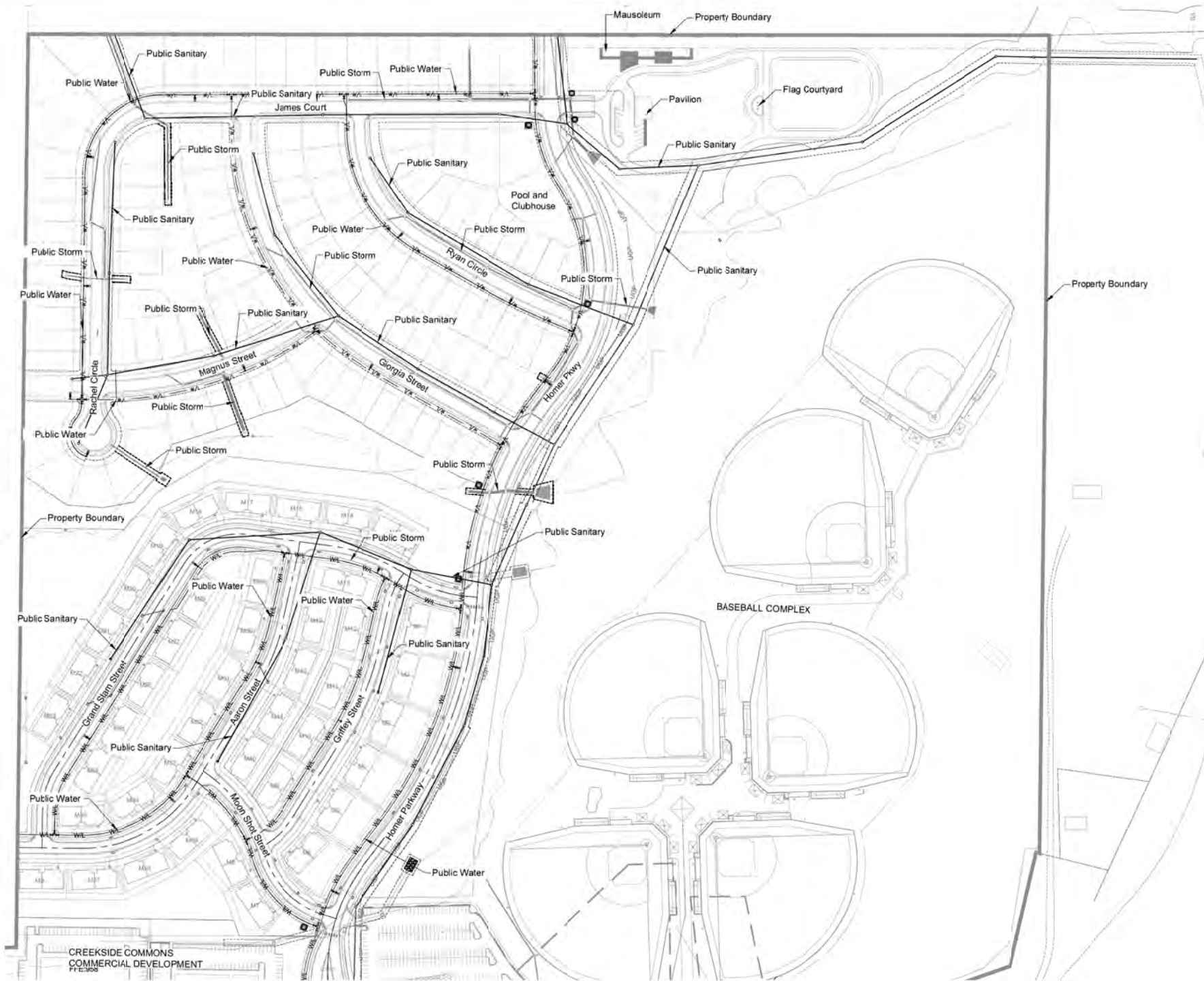
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18-0218
The Woods at Creekside, Creekside Village
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Site Data

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Renaissance Infrastructure Consulting 500 NW Canal Street, Suite 100 Portland, Oregon 97209 www.rii.com 408.555.1111																																																																																																																																																																																																																																																																																																																



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 500 NW Canal Street, Suite 100
 Portland, Oregon 97209
 503.586.0025
 www.ri-inc.com

REV	DATE	BY	CHKD	DESCRIPTION
1	01/11/2018	JL	ML	ISSUED FOR PERMIT
2	01/11/2018	JL	ML	REVISED PER COMMENTS
3	01/11/2018	JL	ML	REVISED PER COMMENTS
4	01/11/2018	JL	ML	REVISED PER COMMENTS
5	01/11/2018	JL	ML	REVISED PER COMMENTS
6	01/11/2018	JL	ML	REVISED PER COMMENTS
7	01/11/2018	JL	ML	REVISED PER COMMENTS
8	01/11/2018	JL	ML	REVISED PER COMMENTS
9	01/11/2018	JL	ML	REVISED PER COMMENTS
10	01/11/2018	JL	ML	REVISED PER COMMENTS

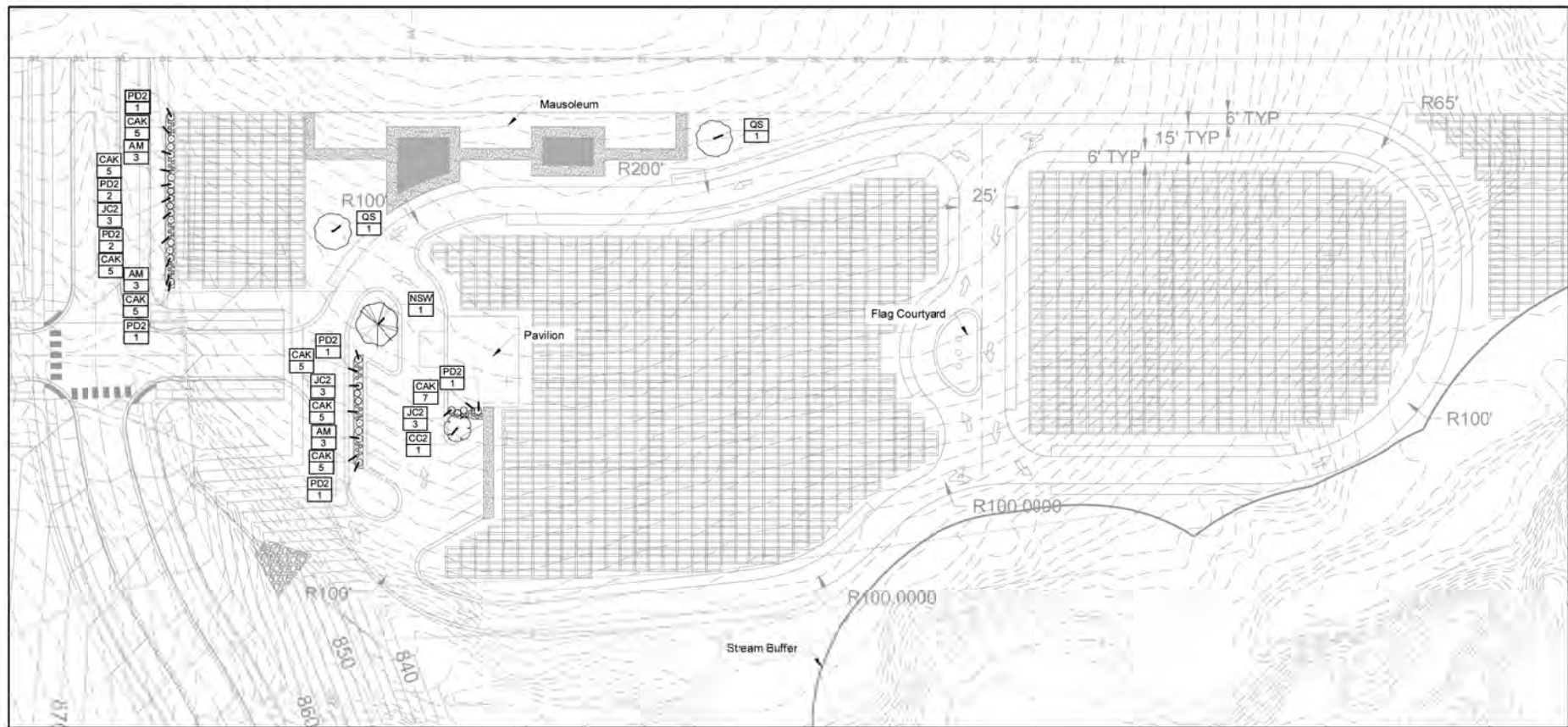
Final Development Plan

18-0218

The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Sheet

C13

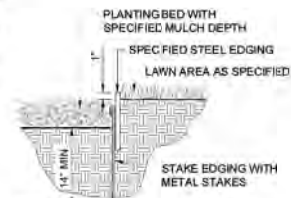


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.	1
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5"	1
QS	Quercus shumardii / Shumard Red Oak	B&B		2
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
AM	Aronia melanocarpa 'Morton' TM / Inroqua Beauty Black Chokeberry	5 Gal.		9
CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 Gal.		42
JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		9
PD2	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	1 Gal.		9

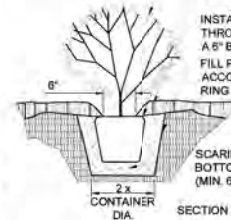


TYPICAL UTILITY BOX SCREENING DETAILS - NTS



- NOTES:
1. EDGING PER SPECIFICATION L03 2.07 A. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
 2. EDGING SHALL ADJUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
 3. ALL JOINTS SHALL BE SECURELY STAKED.
 4. FINISH SHALL BE POWDER COAT, COLOR: GREEN.
 5. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.

STEEL EDGING DETAIL - 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.

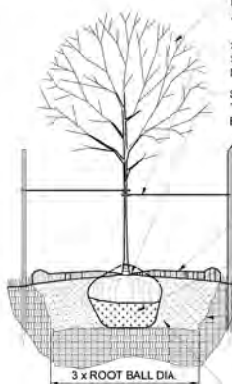
SHRUB PLANTING DETAIL - NTS

PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL. PLACE SHRUB SO CROWN IS AT SOIL LEVEL.

INSTALL 3" OF HARDWOOD MULCH THROUGHOUT PLANTING BED. LEAVE A 6" BARE CIRCLE AT BASE OF PLANT. FILL PLANTING HOLE WITH AMENDED SOIL MIX ACCORDING TO SPECIFICATIONS. CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER.

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

PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.

SECURE TREE TO STAKES WITH STRAPS (RE: SPEC). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND.

SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS.

MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.

3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM.

REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TO 1/3 OF THE ROOT BALL.

PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.

AMEND SOIL ACCORDING TO SPECIFICATIONS.

DECIDUOUS TREE PLANTING DETAIL - NTS

REVISION	DATE	BY	CHKD	APP'D
1	01/11/2018	J. L. LAMM		
2	01/11/2018	J. L. LAMM		
3	01/11/2018	J. L. LAMM		
4	01/11/2018	J. L. LAMM		
5	01/11/2018	J. L. LAMM		
6	01/11/2018	J. L. LAMM		
7	01/11/2018	J. L. LAMM		
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9	01/11/2018	J. L. LAMM		
10	01/11/2018	J. L. LAMM		



18-0218 (2) (5)
J. L. LAMM, P.E., S.W.P.E.
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