THE MEADOWS AT CREEKSIDE

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

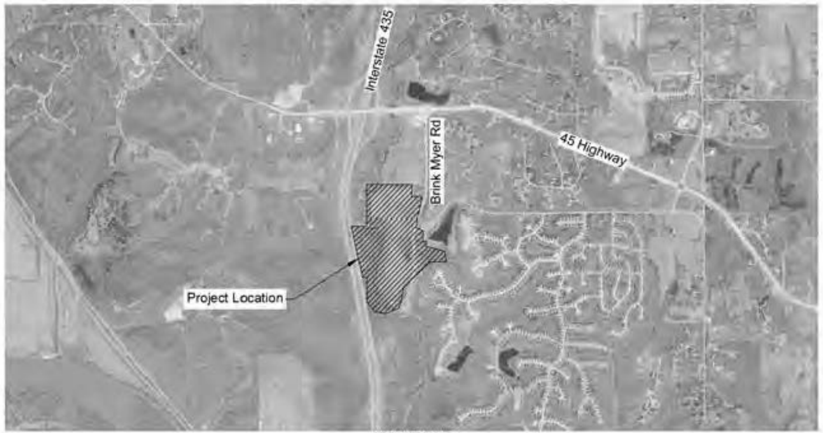
FINAL DEVELOPMENT PLAN

TOTAL SITE AREA 79.99 AC

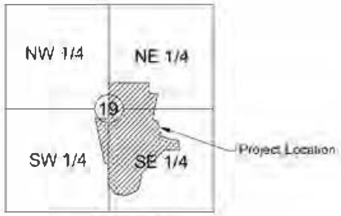
PROPERTY DESCRIPTION

All that part of Section 19, Township 51 North, Range 34 West of the 5th P.M., Platte County, Missouri and being all or portions of parcels conveyed in Document 2016007192 in Book 1261 at Page 994 and including portions of Lot 1, OSEGUERA ESTATE, all of the Records of said Platte County, and described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 19; thence N 00°16'45" W, 660.00 feet to the POINT OF BEGINNING; thence continuing N 00°16'45" W, along the West line of said Southeast Quarter, 1965.54 feet to the Southwest corner of the Northeast Quarter of said Section 19; thence N 00°13'43" E, along the West line of said Northeast Quarter, 657.19 feet to the Northwest corner of the South half of the Southwest Quarter of said Northeast Quarter; thence S 89°36'27" E, along the North line of said South half, 1285.58 feet to a point being on the Westerly NW Brink-Meyer Road right-of-way line; thence along said Westerly right-of-way line, the following twelve courses; thence Southerly along a non-tangent curve to the right, having a radius of 965.00 feet, an arc length of 101.96 feet and a chord which bears S 04°48'55" W, 101.91 feet; thence S 07°42'32" W, 155.23 feet; thence Southerly along a non-tangent curve to the right, having a radius of 666.98 feet, an arc length of 15.00 feet and a chord which bears S 06°21'22" W, 15.00 feet; thence N 89°05'16" W, 12.35 feet; thence S 10°08'51" W, 41.06 feet; thence S 78°46'08" E, 12.17 feet; thence Southerly along a non-tangent curve to the right having a radius of 688.00 feet, an arc length of 146.09 feet and a chord which bears S 18°57'41" W, 145.79 feet; thence S 25°16'26" W, 178.12 feet; thence Southerly along a non-tangent curve to the left having a radius of 1535.00 feet, an arc length of 677.18 feet and a chord which bears S 12°38'18" W, 671.71 feet; thence S 00°00'00" E, 624.54 feet; thence Southerly along a curve to the right, having a radius of 965.00 feet, an arc length of 196.95 feet and a chord which bears S 05°50'45" W, 196.61 feet; thence S 11°41'38" W, 47.15 feet to a point on the Southerly line of a parcel of land conveyed as Parcel A in said Document 2016007192; thence along said Southerly line of said Parcel A, the following six courses; thence S 44°18'45" W, 161.93 feet; thence S 08°07'50" W, 301.78 feet; thence S 22°05'31" W, 167.14 feet; thence S 66°38'01" W, 322.43 feet; thence N 79°17'55" W, 245.01 feet; thence N 40°17'55" W, 148.23 feet to a point on the Southwesterly prolongation of the Easterly line of Lot 2 of said OSEGUERA ESTATE, and from which the Southerly corner thereof bears N 43°21'11" E, 158.06 feet; thence N 43°12'19" W, 134.18 feet to the POINT OF BEGINNING.



VICINITY MAP
(Scale 1"=1500')



SECTION MAP
SEC. 19 TW 51 RNG 34

INDEX OF SHEETS

C01	Cover Sheet
C02	Existing Conditions
C03	Property Subdivision Plan
C04	Development Plan
C05	Site Dimension Plan
C06	Apartment Fire Truck Turning Movement and
C07	Building Setback Plan North
C08	Building Setback Plan South
C09	Grading Plan North
C10	Grading Plan South
C11	Site Data
C12	Site Utility Plan North
C13	Site Utility Plan South
C14	Pedestrian Linkage Plan
L01	Overall Landscape Plan
L02	Apartment Landscape Plan
L03	Landscape Buffer North
L04	Landscape Buffer South
L05	Police Station & Trail Head Landscape Plan
L06	Pocket Park 1 Landscape Plan
L07	Pocket Park 2 & 3 Landscape Plan
L08	Landscape Data, Details & Notes

SUMMARY TABLE

This represents a Planned Residential Development with internal circulation, public streets & private site limited access off Brink Myer Road. Current zoning ("R-P-4" Mixed Density Residential) Development includes the following:

Development Type	Units	Parking
Single Family	101	[illegible]
Townhome Units	100 (25 Buildings)	[illegible]
Apartment Units	216 (11 Buildings)	[illegible]

UTILITY CONTACTS

City of Parkville	(816)741-7676
CPWSD #1 of Platte County	(816) 991-3457
Platte County Regional Sewer District	(816) 858-2082
Spire Energy	(800) 582-1234
Evergy	(888) 471-5275
Platte-Clay Electric	(816) 597-7582
Century Link	(816) 243-3641
Unite Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-4810
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 801-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 358-5100

Parking Requirements

Parking Requirement for Apartment Buildings A

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	12		[illegible]	[illegible]
(1.5 SPACE / 2 BR UNIT)		12	[illegible]	[illegible]

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16
ONSITE AND [illegible] OF ADJACENT COMMERCIAL OVERFLOW

Parking Requirement for Apartment Buildings B

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	[illegible]		18	[illegible]
(1.5 SPACE / 2 BR UNIT)		[illegible]	[illegible]	[illegible]

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16
ONSITE AND 6 OF ADJACENT COMMERCIAL OVERFLOW

Parking Requirement for Apartment Buildings C

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	[illegible]		[illegible]	[illegible]
(1.5 SPACE / 2 BR UNIT)		12	18	[illegible]

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16

Parking Requirement for Apartment Buildings D

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	[illegible]		18	8
(1.5 SPACE / 2 BR UNIT)		12	18	8

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16

Parking Requirement for Apartment Buildings E

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	[illegible]		18	8
(1.5 SPACE / 2 BR UNIT)		[illegible]	18	8

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16

Parking Requirement for Apartment Buildings F

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	[illegible]		[illegible]	[illegible]
(1.5 SPACE / 2 BR UNIT)		[illegible]	[illegible]	[illegible]

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16

Parking Requirement for Apartment Buildings G

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	12		18	8
(1.5 SPACE / 2 BR UNIT)		12	18	8

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16

Parking Requirement for Apartment Buildings H

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
[illegible]	[illegible]		18	[illegible]
(1.5 SPACE / 2 BR UNIT)		12	18	[illegible]

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = 16

Parking Requirement for Apartment Buildings I

PARKING REQUIRED	1 BR UNITS	2 BR UNITS	Total Parking	Bicycle Parking
(1.5 SPACE / 1 BR UNIT)	[illegible]		18	8
(1.5 SPACE / 2 BR UNIT)		[illegible]	18	8

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible] TOTAL BICYCLE PARKING = [illegible]

Parking Requirement for Clubhouse

PARKING REQUIRED	UNITS	Total Parking	
(1 SPACE / 1,000 sf Programmed Space)	4,000 sf	4	

TOTAL REQUIRED SPACES = 4
TOTAL PROVIDED SPACES = 29

Parking Requirement for Trail Head Playground

PARKING REQUIRED	UNITS	Total Parking	
(1 SPACE / 1,000 sf [illegible])	[illegible]	[illegible]	
(1 SPACE / [illegible])	[illegible]	[illegible]	

TOTAL REQUIRED SPACES = [illegible] (INCLUDES 2 ACCESSIBLE PARKING SPACES)
TOTAL PROVIDED SPACES = [illegible]

NOTE: LOADING AREAS NOT APPLICABLE

DEVELOPER:
Parkville Development 70 LLC
C/O Brian Mertz
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Kansas City, MO 64152

ENGINEER:
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SURVEYOR:
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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
		—	Future Curb & Gutter

Know what's below.
Call before you dig.

Sheet
C01

Final Development Plan

18-0208
The Meadows At Creekside

Cover Sheet

NO.	BY	CD	DATE	REVISION
5	JAM	SAW	[illegible]	PER CITY COMMENTS
4	JAM	SAW	[illegible]	PER CITY COMMENTS
3	JAM	SAW	[illegible]	PER CITY COMMENTS
2	JAM	SAW	[illegible]	PER CITY COMMENTS
1	JAM	SAW	[illegible]	PER CITY COMMENTS
	JAM	SAW	[illegible]	ORIGINAL SUBMITTAL

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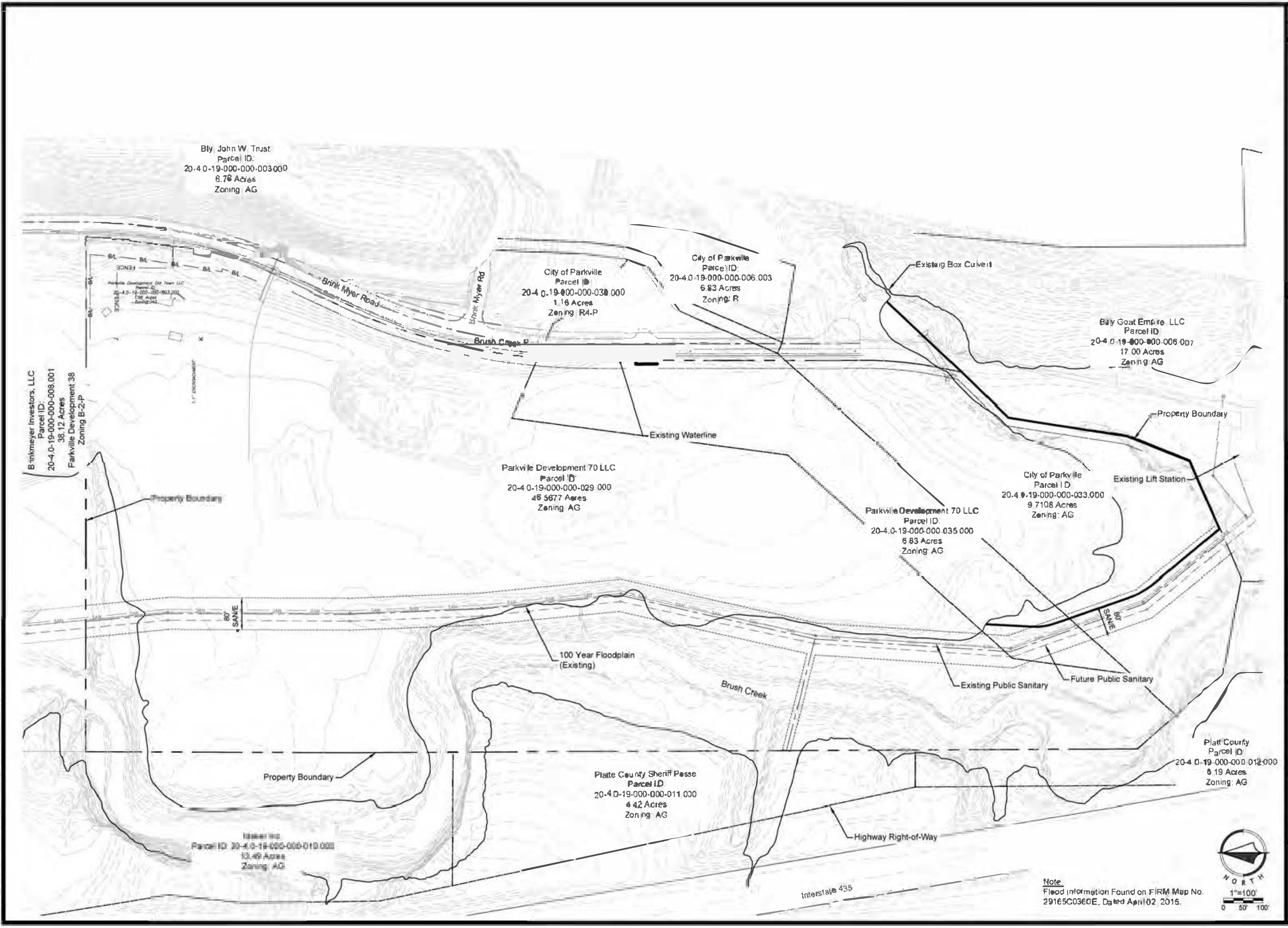

Note
Flood information Found on FIRM Map No. 29165C0360E, Dated April 02, 2015.

Sheet
C02

Final Development Plan

1[illegible]-0208
The Meadows At Creekside

Existing Conditions

NO.	BY	CKD	DATE	REVISION
5	JMM	SMW	01/07/2020	PER CITY COMMENTS
4	JMM	SMW	11/22/19	PER CITY COMMENTS
3	JMM	SMW	10/15/19	PER CITY COMMENTS
2	JMM	SMW	09/05/19	PER CITY COMMENTS
1	JMM	SMW	07/02/19	PER CITY COMMENTS
	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

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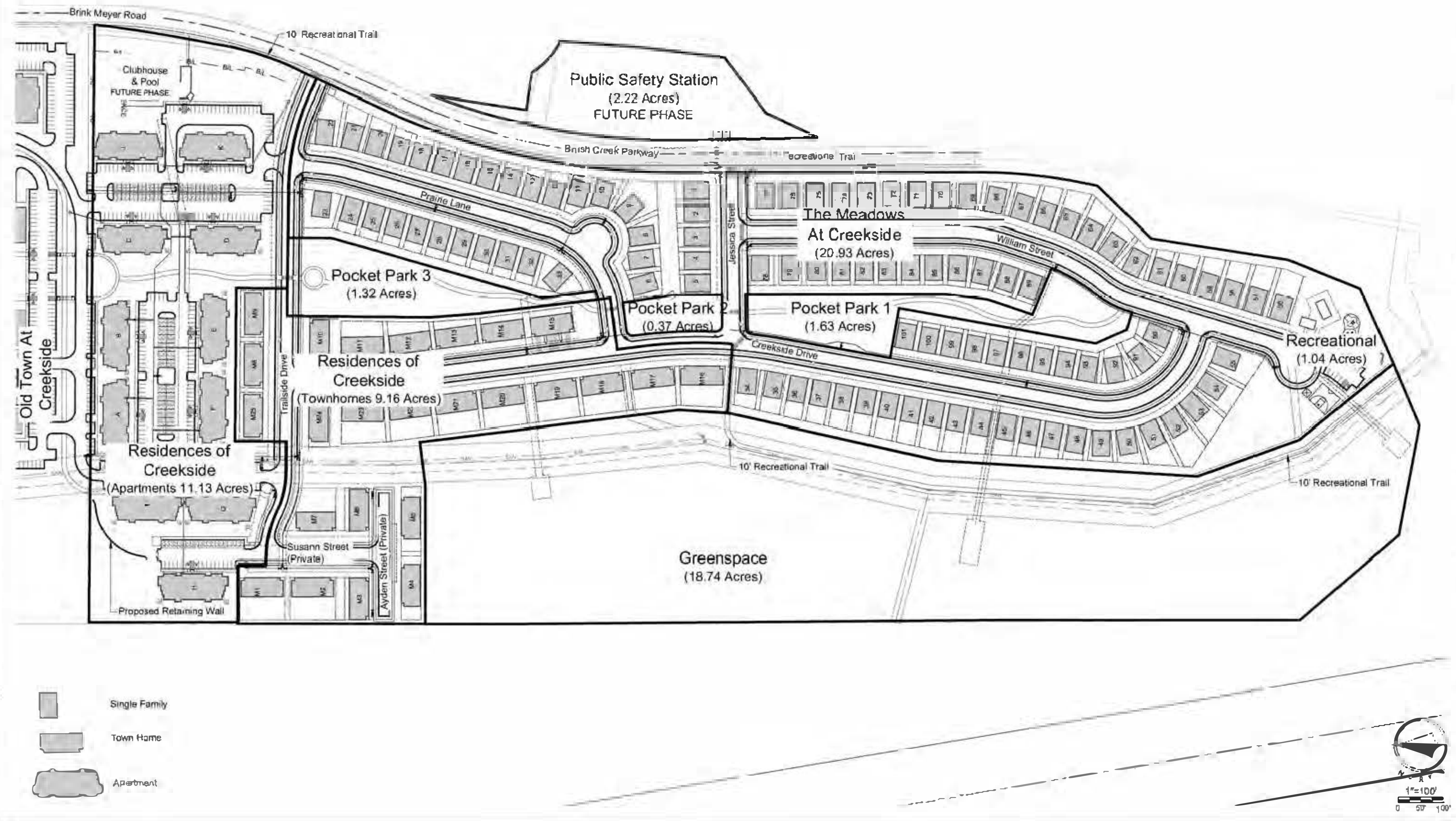

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C03

Final Development Plan

18-0208

The Meadows At Creekside

Property Subdivision Plan

NO.	BY	CD	DATE	REVISION
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4	JMW	SMW	[illegible]	PER CITY COMMENTS
3	JMW	SMW	[illegible]	PER CITY COMMENTS
2	JMW	SMW	[illegible]	PER CITY COMMENTS
1	JMW	SMW	[illegible]	PER CITY COMMENTS
	JMW	SMW	[illegible]	ORIGINAL SUBMITTAL

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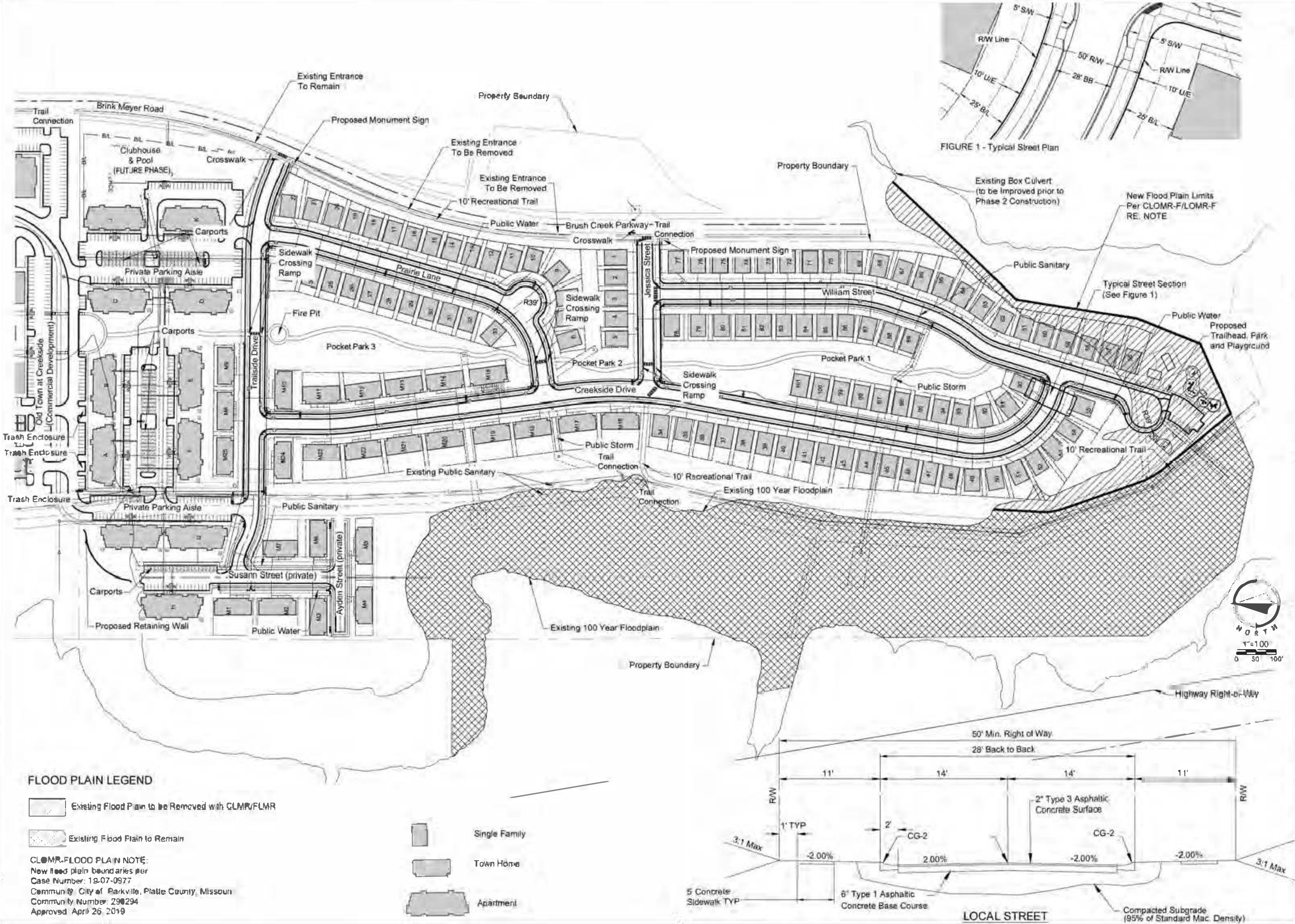

FIGURE 1 - Typical Street Plan

LOCAL STREET

FLOOD PLAIN LEGEND

▭ Existing Flood Plain to be Removed with CLMR/FLMR

▨ Existing Flood Plain to Remain

CLOMR-FLOOD PLAIN NOTE:
New flood plain boundaries per
Case Number: 19-07-0977
Community: City of Parkville, Platte County, Missouri
Community Number: 290294
Approved: April 26, 2019

▯ Single Family

▭ Town Home

▭ Apartment

Sheet
C04

Final Development Plan

1[illegible]-0208
The Meadows At Creekside

Development Plan

NO.	BY	CD	DATE	REVISION
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4	JAM	SMW	11/22/19	PER CITY COMMENTS
3	JAM	SMW	10/15/19	PER CITY COMMENTS
2	JAM	SMW	[illegible]	PER CITY COMMENTS
1	JAM	SMW	[illegible]	PER CITY COMMENTS
	JAM	SMW	[illegible]	ORIGINAL SUBMITTAL

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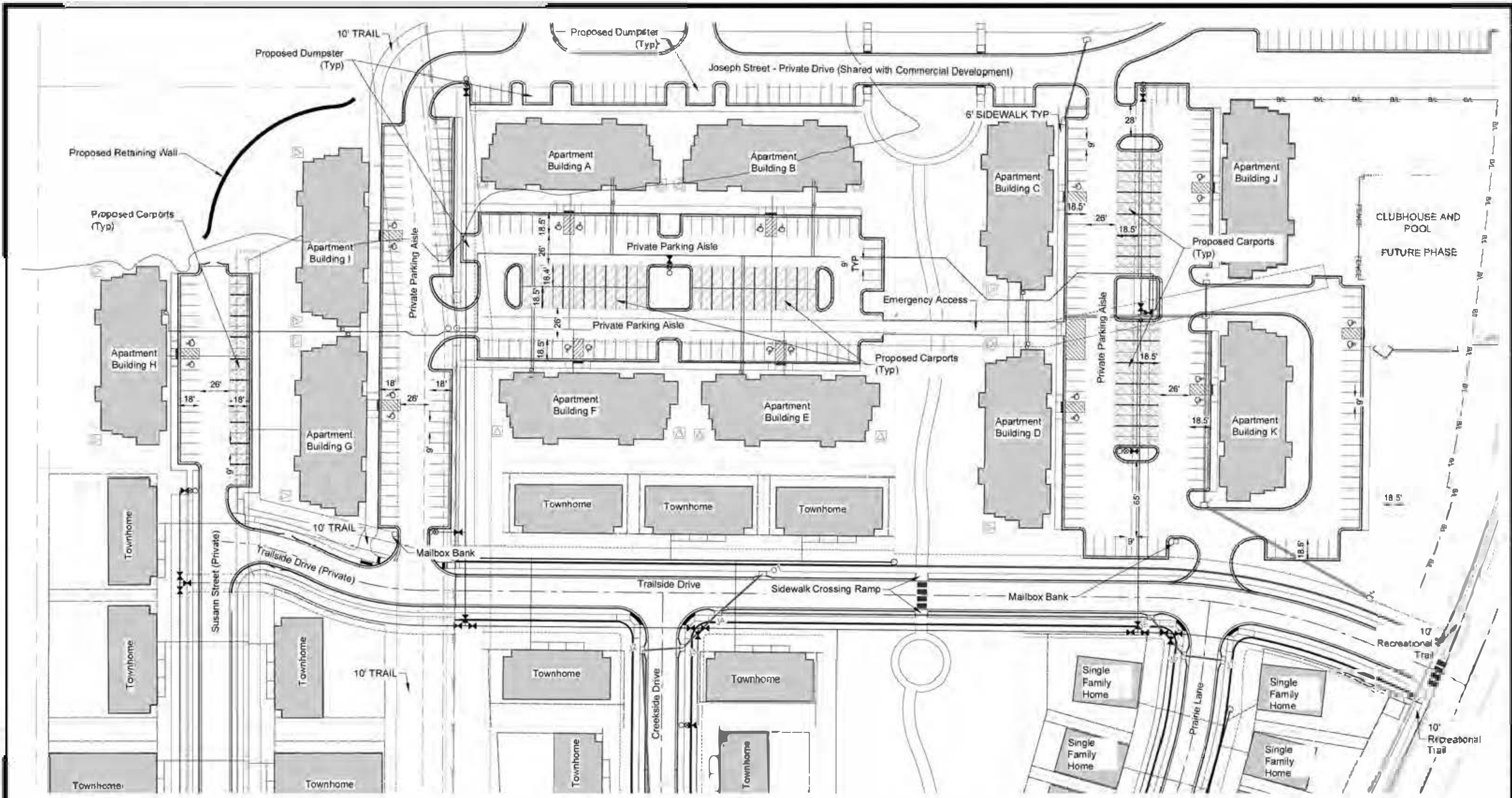
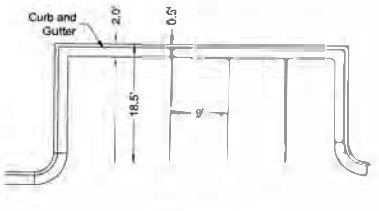
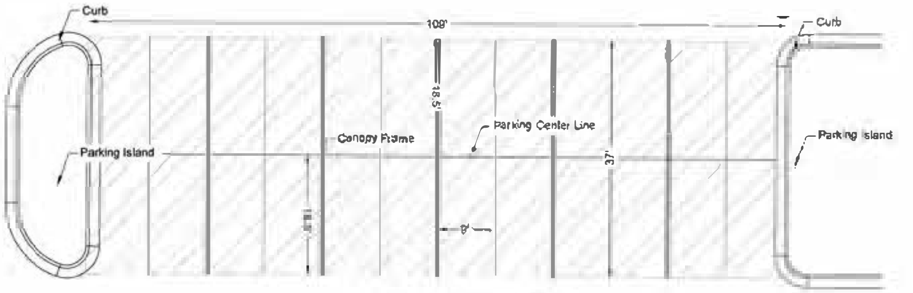




Typical Parking Stall
1" = 10'



Typical Parking Canopy Stall Pair
1" = 10'

Curb Schedule

▭	Public Curb
▭	Private Curb

Sheet
C05

Final Development Plan

19-0208
The Meadows At Creekside

Site Dimension Plan

NO.	BY	CD	DATE	REVISION
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	JMW	SMW	[illegible]	ORIGINAL SUBMITTAL

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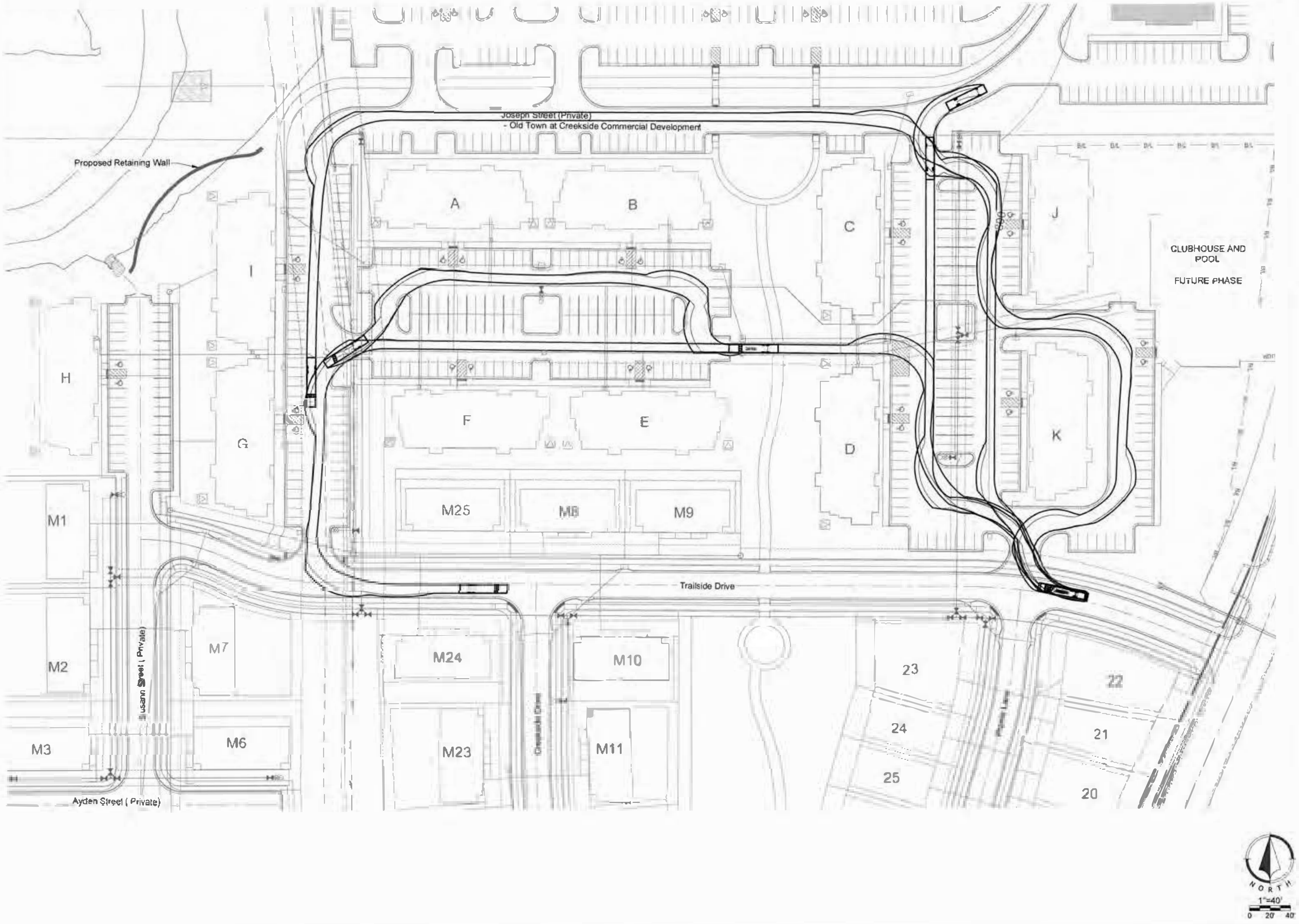

Sheet
C06

Final Development Plan

18-0208
The Meadows At Creekside

Fire Truck Turning Movements
Apartment

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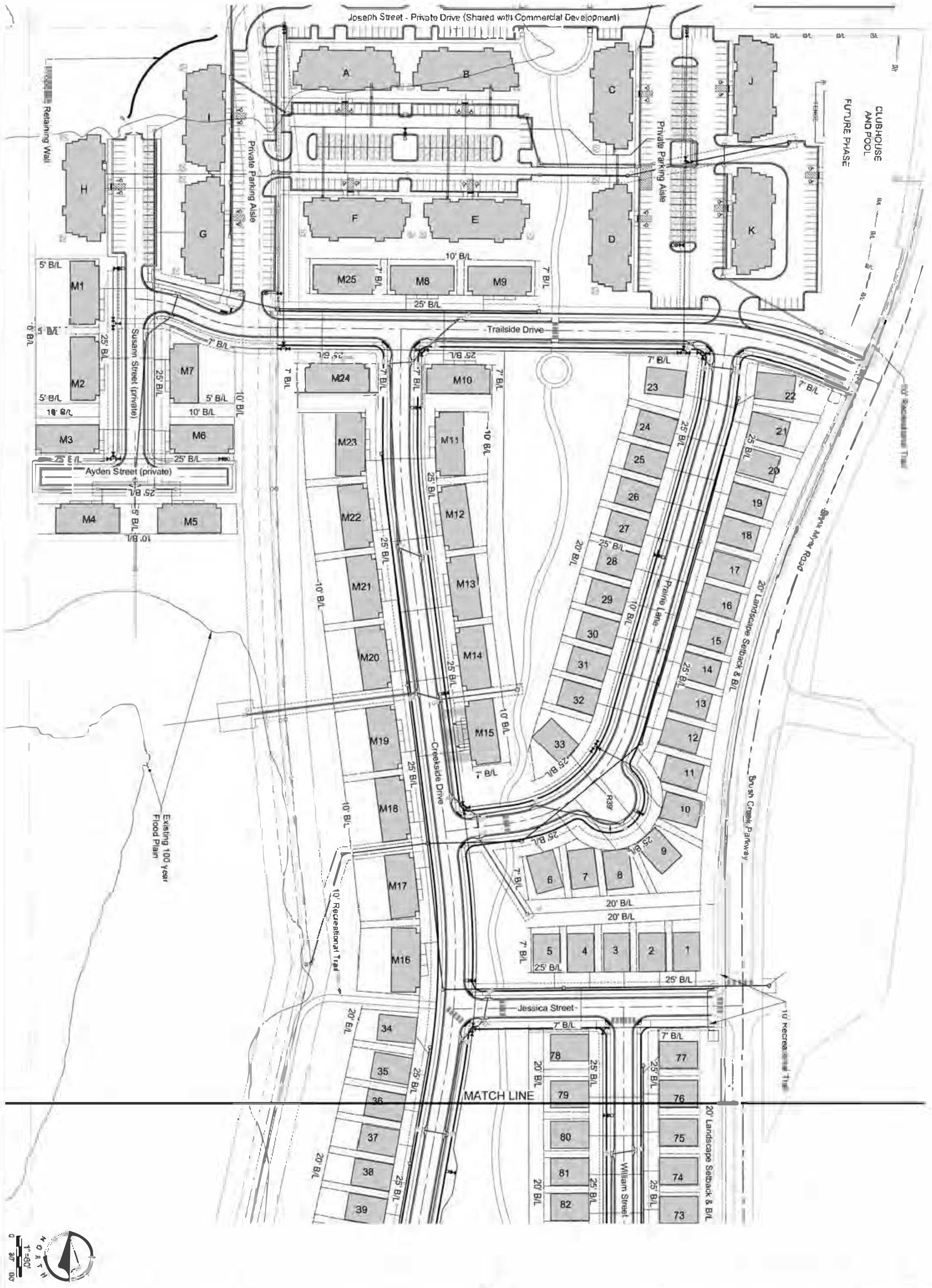

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NO.	BY	CK	DATE	REVISION
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0				ORIGINAL SUBMITTAL

Building Setback Plan
North

Final Development Plan

18-0208
The Meadows At Creekside

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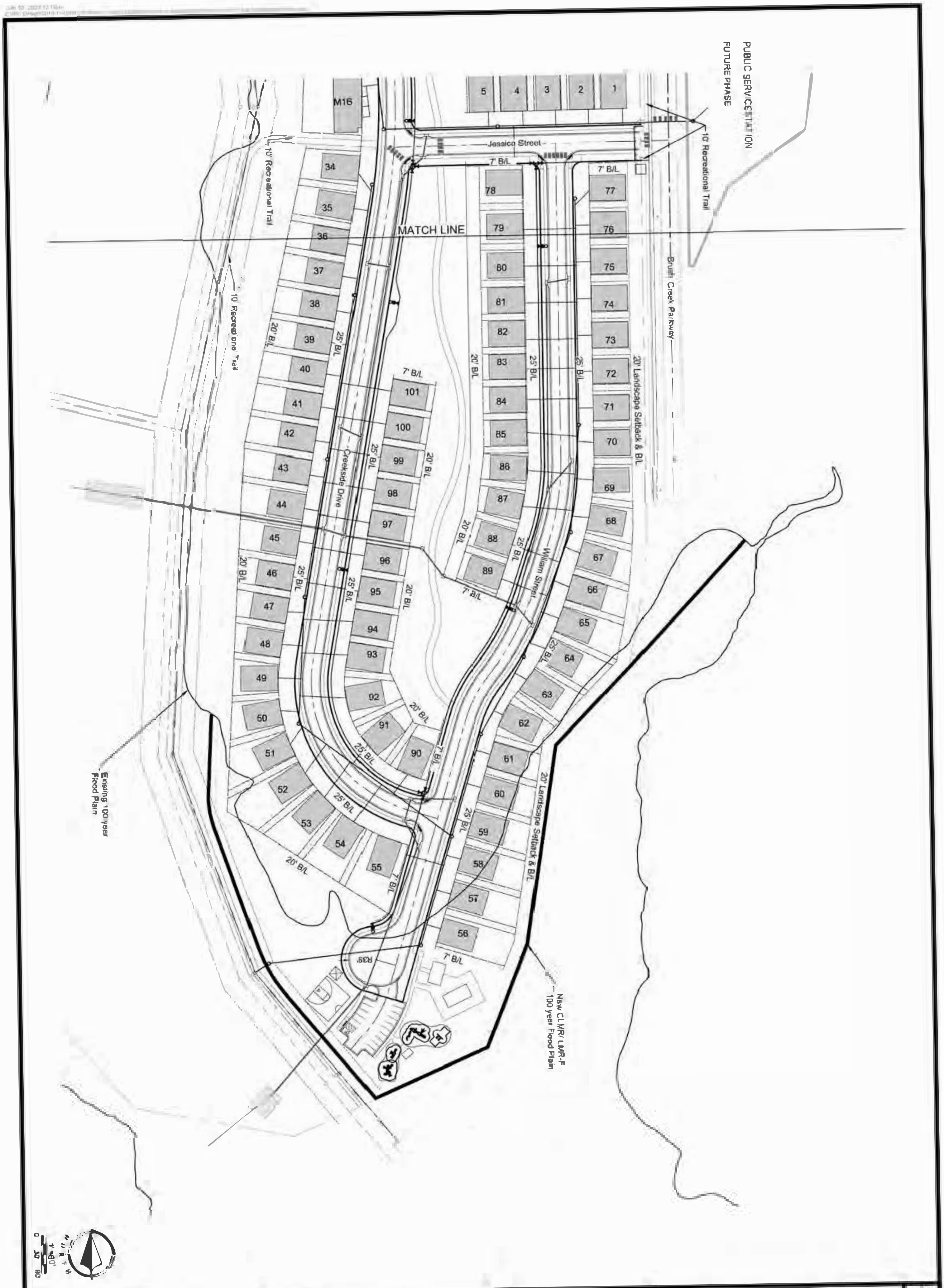

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NO.	BY	CK'D	DATE	REVISION
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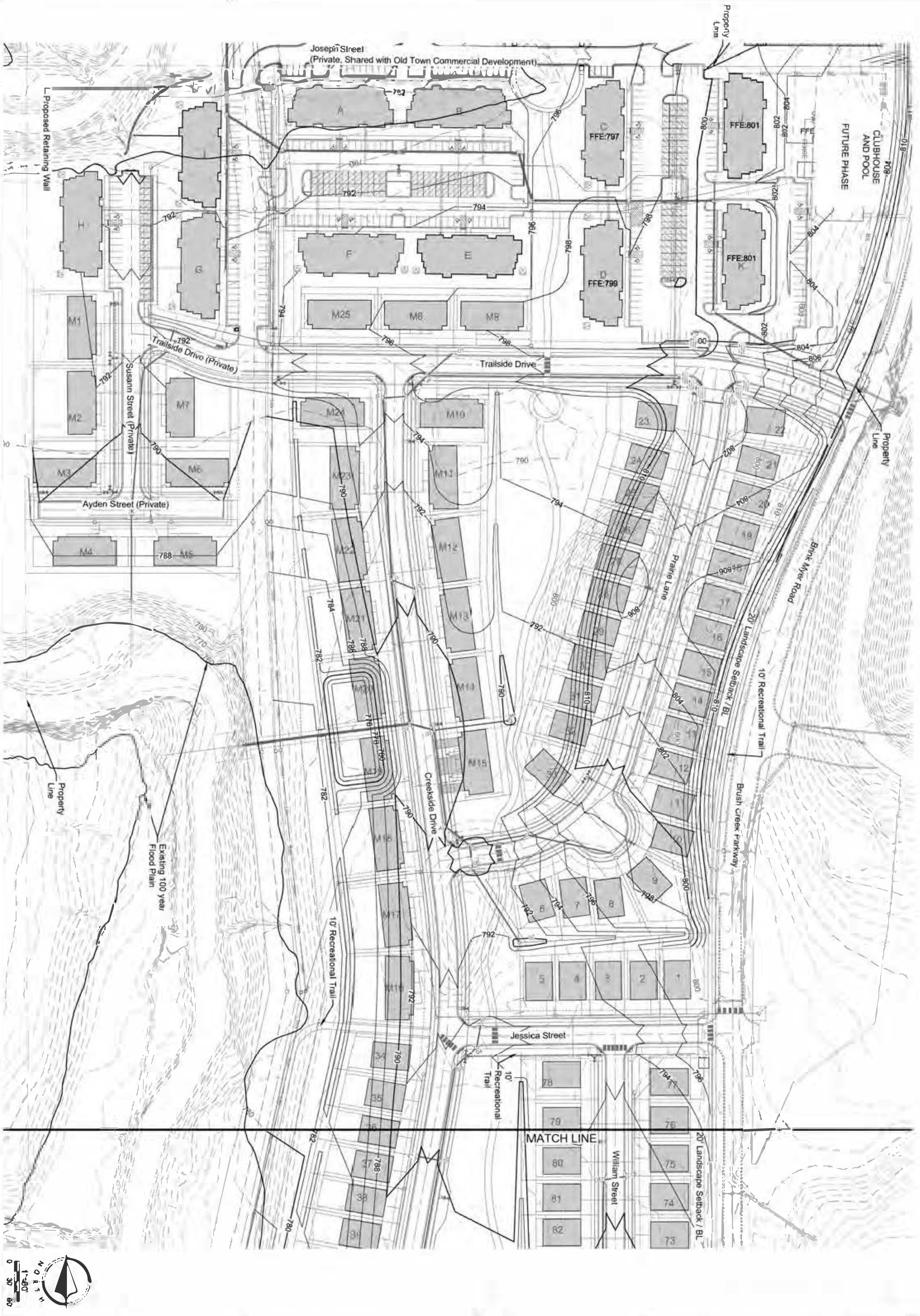
2	JMM	SMW	[illegible]	PER CITY COMMENTS
1	JMM	SMW	[illegible]	PER CITY COMMENTS
	JMM	SMW	[illegible]	ORIGINAL SUBMITTAL

Building Setback Plan
South

Final Development Plan

18-0208
The Meadows At Creekside

Sheet
C08



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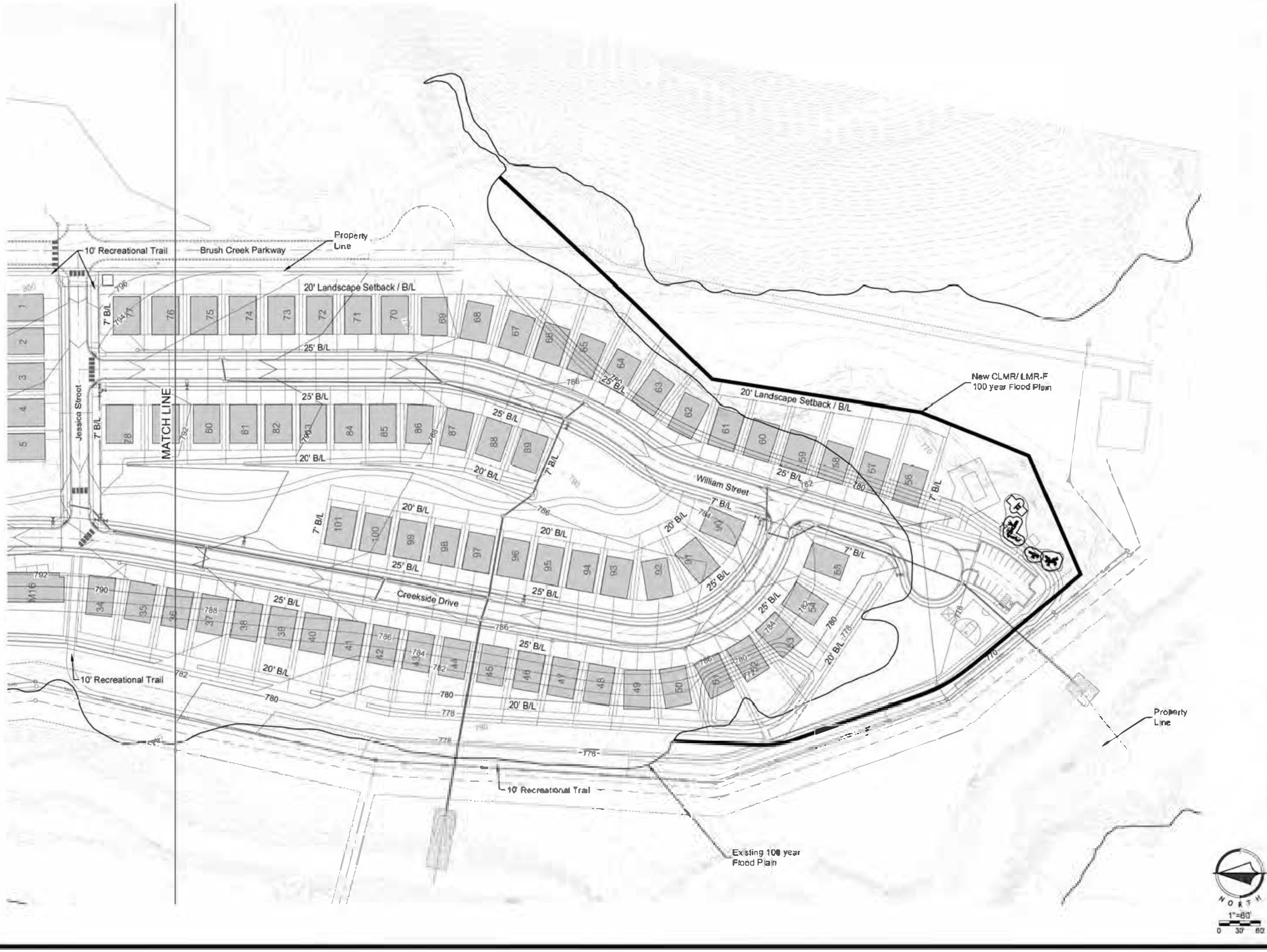
2	[illegible]	[illegible]	[illegible]	PER CITY COMMENTS
1	[illegible]	[illegible]	[illegible]	PER CITY COMMENTS
[illegible]	[illegible]	[illegible]	[illegible]	INITIAL SUBMITTAL

Grading Plan
North

Final Development Plan

18-0208
The Meadows At Creekside

Sheet
C09



Sheet
C10

Final Development Plan

18-0208
The Meadows At Creekside

Grading Plan
South

NO.	BY	CKD	DATE	REVISION
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2	JMM	SMW	[illegible]	PER CITY COMMENTS
1	JMM	SMW	[illegible]	PER CITY COMMENTS
	JMM	SMW	[illegible]	ORIGINAL SUBMITTAL

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LOT AREAS

TOWNHOMES		
Lot Number	Lot Area (SF)	Lot Area (Ac)
1	13545	0.31
2	13709	0.31
3	10955	0.25
4	11734	0.27
5	11945	0.27
6	11102	0.25
7	13130	0.30
8	9419	0.22
9	9480	0.22
10	9654	0.22
11	11397	0.26
12	10441	0.24
13	9331	0.21
14	9328	0.21
15	9521	0.22
16	12913	0.30
17	12941	0.30
18	12653	0.29
19	13017	0.30
20	13036	0.30
21	12102	0.28
22	12440	0.29
23	12592	0.29
24	11158	0.26
25	9339	0.21

SINGLE FAMILY LOTS		Phase 1
Lot Number	Lot Area (SF)	Lot Area (Ac)
1	7710	0.177
2	5818	0.133
3	5704	0.131
4	5597	0.129
5	5491	0.126
6	7008	0.161
7	6294	0.144
8	6648	0.153
9	11023	0.253
10	6413	0.147
11	6491	0.149
12	6078	0.14
13	5830	0.134
14	5620	0.129
15	5519	0.127
16	5499	0.126
17	5561	0.128
18	5704	0.131
19	5930	0.136
20	7056	0.162
21	7044	0.162
22	9651	0.222
23	10773	0.247
24	6000	0.138
25	6000	0.138
26	6000	0.138
27	6000	0.138
28	6000	0.138
29	6000	0.138
30	6000	0.138
31	6000	0.138
32	5989	0.138
33	10236	0.235

SINGLE FAMILY LOTS		Phase 2
Lot Number	Lot Area (SF)	Lot Area (Ac)
35	7654	0.176
36	7413	0.17
37	6758	0.155
38	6909	0.159
39	7011	0.161
40	7115	0.163
41	7225	0.166
42	7332	0.168
43	7439	0.171
44	7346	0.169
45	7739	0.178
46	7388	0.169
47	6401	0.147
48	6100	0.14
49	6075	0.139
50	6549	0.15

SINGLE FAMILY LOTS		Phase 2
Lot Number	Lot Area (SF)	Lot Area (Ac)
51	6647	0.15
52	8721	0.20
53	10358	0.24
54	8159	0.19
55	8679	0.20
56	11016	0.25
57	9531	0.22
58	8488	0.19
59	8021	0.18
60	7553	0.17
61	7086	0.16
62	6036	0.14
63	7299	0.17
64	7402	0.17
65	7627	0.18
66	8045	0.18
67	6794	0.16
68	7181	0.16
69	6629	0.15
70	6599	0.15
71	5688	0.13
72	5640	0.13
73	5653	0.13
74	5668	0.13
75	5664	0.13
76	5670	0.13
77	5675	0.13
78	7195	0.17
79	7505	0.17
80	6649	0.15
81	8050	0.18
82	5500	0.13
83	5500	0.13
84	5500	0.13
85	5500	0.13
86	5500	0.13
87	5942	0.14
88	6177	0.14
89	5960	0.14
90	5992	0.14
91	7229	0.17
92	7229	0.17
93	7514	0.17
94	5670	0.13
95	5500	0.13
96	5600	0.13
97	5500	0.13
98	5500	0.13
99	5500	0.13
100	5500	0.13
101	5500	0.13

Apartments		
Lot Number	Lot Area (SF)	Lot Area (Ac)
34	408143	9.37

CREEKSIDE TOTAL LAND AREA 66.54

[illegible]	
Residential areas	
Areas and density	
Gross area	[illegible]
Area of right of way	[illegible]
Net area	[illegible]
Number of units Lots	[illegible]

TOWNHOMES (ALL ARE 3 BEDROOM UNITS)	
Residential areas	
Areas and density	
Gross area	[illegible]
Area of right of way	[illegible]
Net area	[illegible]
Number of units	[illegible]
Number of Buildings	[illegible]

Apartments	
Residential areas	
Areas and density	
Gross area	[illegible]
Area of right of way	0.00
Net area	13.10
Number of units	[illegible]
Number of Buildings	[illegible]

Recreation Area	
[illegible]	
Areas and density	
Gross area	[illegible]
Area of right of way	[illegible]
Net area	[illegible]
Number of units Lots	[illegible]

Lots All shown are minimums	
Front lot width at Building line	50
Depth of lot	100
Square footage of lot	5500
Front Yard Setback	25
Side Yard Setback	[illegible]
Corner lot side yard setback	[illegible]
Rear Yard setback	25

Lots All shown are minimums	
Front lot width at Building line	[illegible]
Depth of lot	[illegible]
Square footage of lot	[illegible]
Front Yard Setback	[illegible]
Side Yard Setback	[illegible]
Corner lot side yard setback	[illegible]
Rear Yard setback	[illegible]

Lots All shown are minimums	
Front lot width at Building line	[illegible]
Depth of lot	NA
Square footage of lot	[illegible]
Front Yard Setback	[illegible]
Side Yard Setback	[illegible]
Corner lot side yard setback	18
Rear Yard setback	10

Lots All shown are minimums	
Front lot width at Building line	NA
Depth of lot	NA
Square footage of lot	[illegible]
Front Yard Setback	NA
Side Yard Setback	[illegible]
Corner lot side yard setback	[illegible]
Rear Yard setback	NA

Parking	[illegible]
On-site	[illegible]
Off-site	[illegible]
Total Parking	[illegible]

Parking	[illegible]
On-site	[illegible]
Off-site	[illegible]
Total Parking	[illegible]

Parking	Per Unit
On-site	[illegible]
Off-site	[illegible]
Total Parking	[illegible]

Parking	
On-site	[illegible]
Off-site	[illegible]
Total Parking	[illegible]

Streets	
Width of Right of way	[illegible]
Width of street	[illegible]
Sidewalk width	[illegible]
Street horizontal radius	[illegible]
Cul-de-sac radius	
Right of way	50
Back of curb	38
Design speed	25 mph

Streets	
Width of Right of way	[illegible]
Width of street	[illegible]
Sidewalk width	[illegible]
Street horizontal radius	[illegible]
Cul-de-sac radius	
Right of way	50
Back of curb	38
Design speed	25 mph

Streets	
Width of Right of way	0
Width of street	25
Sidewalk width	5
Street horizontal radius	0
Cul-de-sac radius	
Right of way	0
Back of curb	[illegible]
Design speed	25 mph

Streets	
Width of Right of way	[illegible]
Width of street	[illegible]
Sidewalk width	[illegible]
Street horizontal radius	[illegible]
Cul-de-sac radius	
Right of way	50
Back of curb	30
Design speed	25 mph

Site Data Note:
Lots 35 to 101 (Phase 2) subject to changes with final plat.

Sheet
C11

Final Development Plan

18-0208
The Meadows At Creekside

Site Data

NO.	BY	DATE	REVISION
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	REV CITY COMMENTS
[illegible]	[illegible]	[illegible]	REV CITY COMMENTS
[illegible]	[illegible]	[illegible]	REV CITY COMMENTS
[illegible]	[illegible]	[illegible]	REV CITY COMMENTS
[illegible]	[illegible]	[illegible]	ORIGINAL SUBMITTAL

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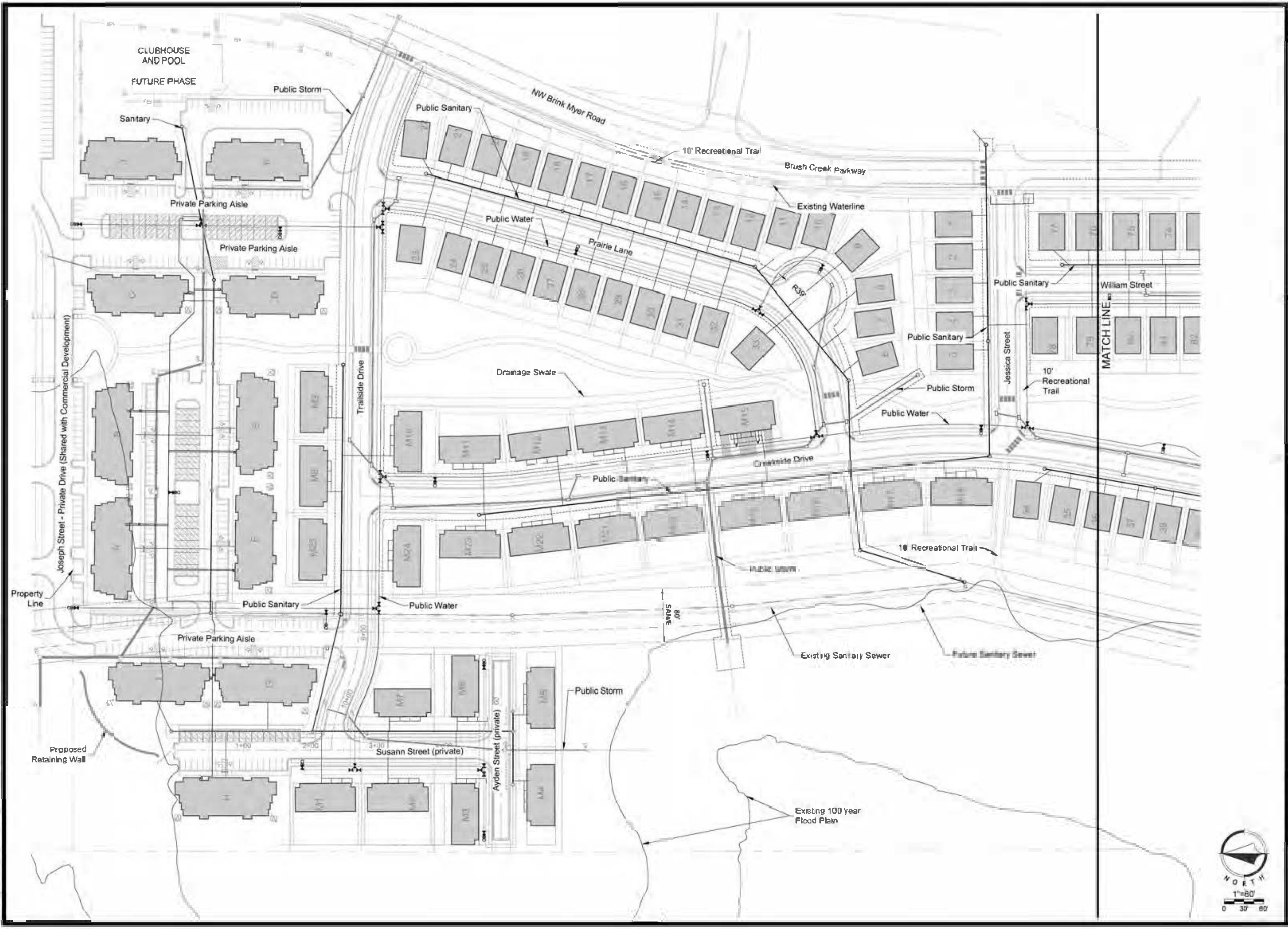

Sheet
C12

Final Development Plan

18-0208
The Meadows At Creekside

Site Utility Plan
North

NO	BY	CD	DATE	REVISION
5	JAM	SMW	[illegible]	PER CITY COMMENTS
4	JAM	SMW	[illegible]	PER CITY COMMENTS
3	JAM	SMW	[illegible]	PER CITY COMMENTS
2	JAM	SMW	[illegible]	PER CITY COMMENTS
1	JAM	SMW	[illegible]	PER CITY COMMENTS
	JAM	SW	[illegible]	ORIGINAL SUBMITTAL

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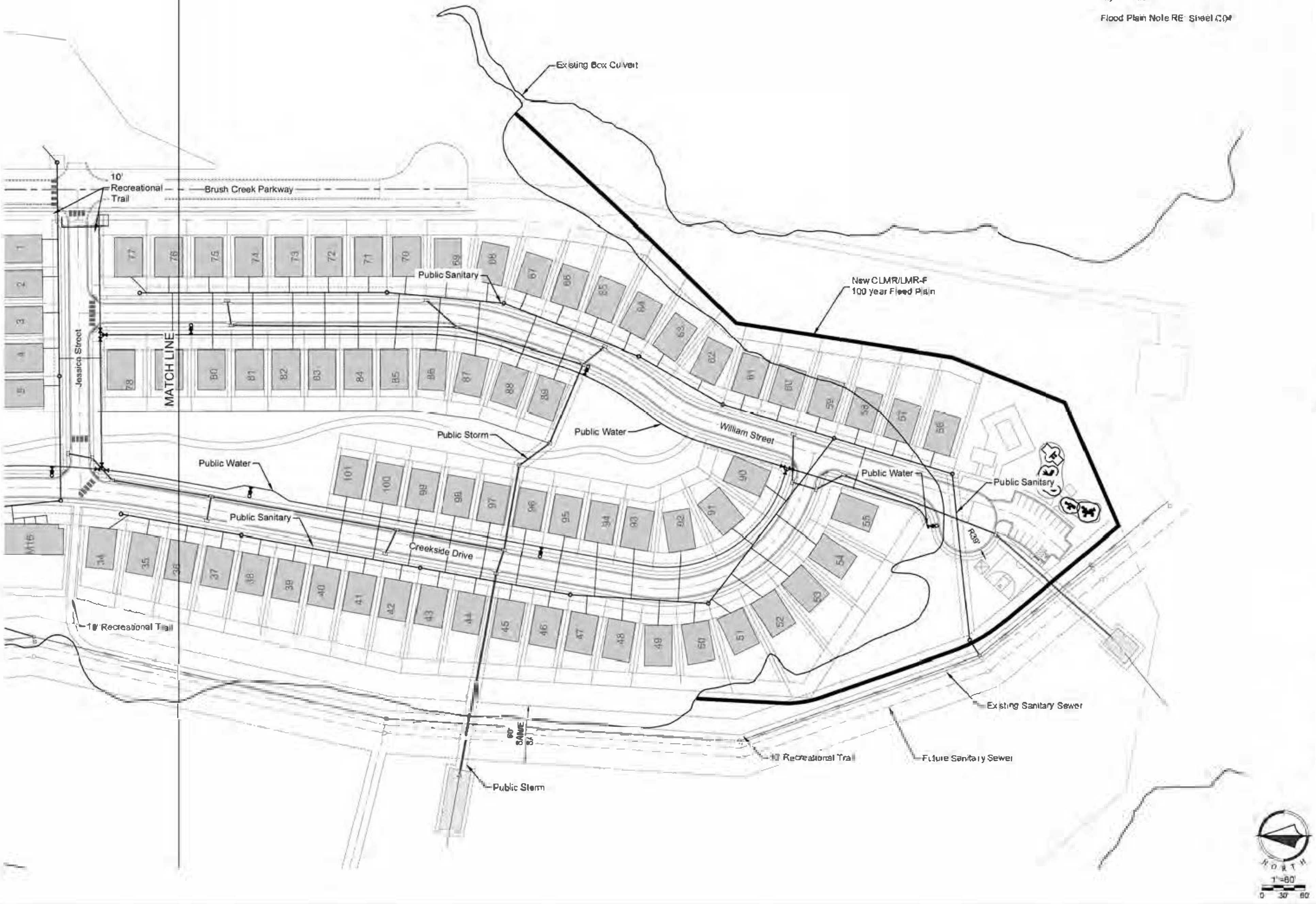
NOTE:
Utilities Will Be Extended To Pick
Up Existing Facilities In arr/k
Myer Road

Flood Plain Note RE: Sheet C04



Sheet
C13

Final Development Plan

18-0208
The Meadows At Creekside

Site Utility Plan
South

NO.	BY	CD	DATE	REVISION
5	JAM	SMW	[illegible]	PER CITY COMMENTS
4	JAM	SMW	[illegible]	PER CITY COMMENTS
3	JAM	SMW	[illegible]	PER CITY COMMENTS
2	JAM	SMW	[illegible]	PER CITY COMMENTS
1	JAM	SMW	[illegible]	PER CITY COMMENTS
	JAM	SMW	[illegible]	ORIGINAL SUBMITTAL

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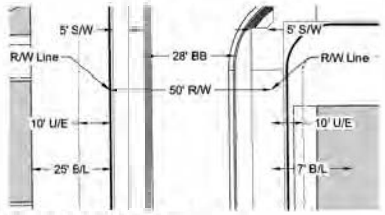
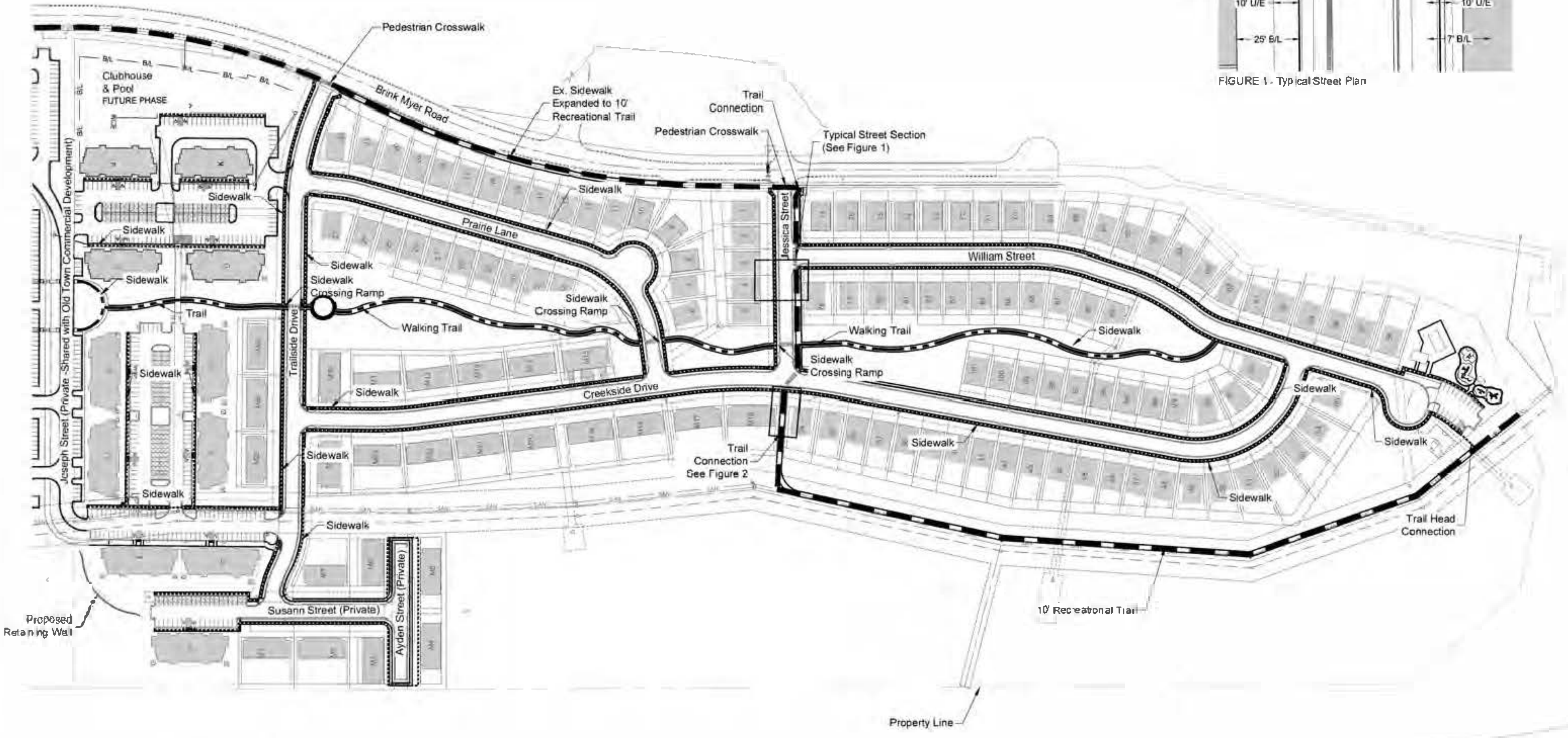


FIGURE 1 - Typical Street Plan



Pedestrian Path Schedule

··············	5' Sidewalk
—— - - ——	10' Walking Trail
▬ ▬ ▬	10' Recreational Trail

NORTH
1"=100'
0 50' 100'

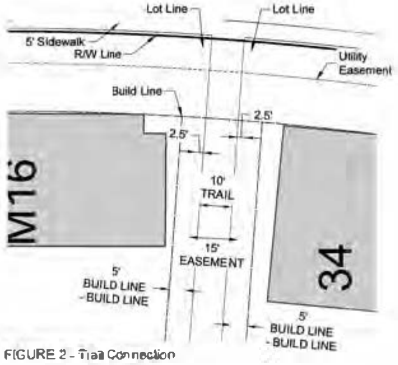


FIGURE 2 - Trail Connection

Sheet
C14

Final Development Plan

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Pedestrian Linkage
Plan

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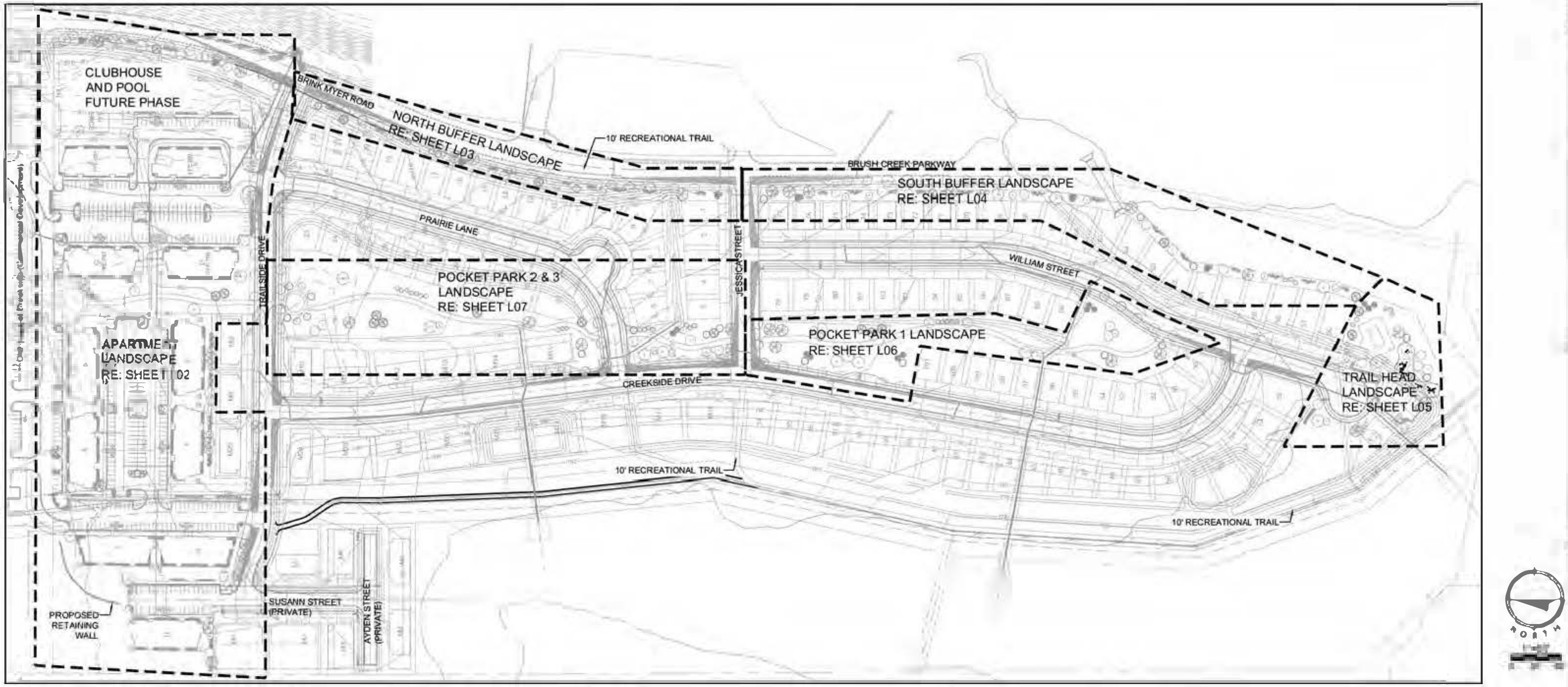

CLUBHOUSE AND POOL FUTURE PHASE
BRINK MYER ROAD
NORTH BUFFER LANDSCAPE RE: SHEET L03
10' RECREATIONAL TRAIL
BRUSH CREEK PARKWAY
SOUTH BUFFER LANDSCAPE RE: SHEET L04
PRAIRIE LANE
WILLIAM STREET
TRAILSIDE DRIVE
JESSICA STREET
POCKET PARK 2 & 3 LANDSCAPE RE: SHEET L07
POCKET PARK 1 LANDSCAPE RE: SHEET L06
APARTMENT LANDSCAPE RE: SHEET L02
CREEKSIDE DRIVE
TRAIL HEAD LANDSCAPE RE: SHEET L05
10' RECREATIONAL TRAIL
10' RECREATIONAL TRAIL
PROPOSED RETAINING WALL
SUSANN STREET (PRIVATE)
AYDEN STREET (PRIVATE)
NORTH

PLANT SCHEDULE OVERALL LANDSCAPE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
○	[illegible]	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2" Cal		[illegible]
○	[illegible]	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	[illegible]		[illegible]
○	GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	[illegible]	[illegible]		[illegible]
○	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6' Ht. Min.	42
○	MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal		96
○	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal		[illegible]
●	PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	20
○	PS	Pinus strobus / White Pine	B&B		6' Ht. Min.	[illegible]
○	QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal		40
○	TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal		34
○	UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal		23

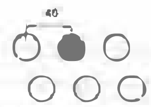
SCHEDULE NOTES
1. Overall Schedule reflects quantities for the development as a whole. Per individual area schedules reference individual sheets: Apartment Landscape L02; Single Family Landscape Buffer L03-L04; Trail Head and Playground L05; Pocket Parks L06-L07

2. See Apartment Landscape Plan for Apartment Sod Schedule

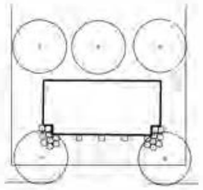
3. See Sheet L06 for Landscape Data

PLANT SCHEDULE OVERALL LANDSCAPE

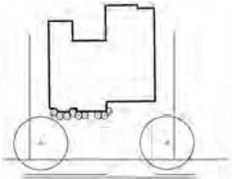
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
○	AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	5 Gal	132
	HS	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 Gal	616
	HK	Hypericum kalmianum / Golden St. John's Wort	3 Gal	[illegible]
○	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal	[illegible]
○	JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal	[illegible]
○	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal	[illegible]
✳	MSM	Miscanthus sinensis 'Morning Light' / Eulalia Grass	5 Gal	[illegible]
✳	PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal	[illegible]
○	PO2	Physocarpus opulifolius 'Diabolo' / Diablo Ninebark	5 Gal	[illegible]



TYPICAL STREET TREE
-Per Parkville Code Section 407.1

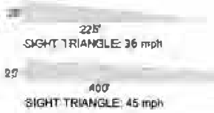


TYPICAL TOWNHOME LANDSCAPE
-Per Parkville Code Section 407.020



TYPICAL SINGLE FAMILY RESIDENTIAL LANDSCAPE
-Per Parkville Code Section 407.020

NOTE
Street trees and individual town home and single family home landscaping shall be provided per Parkville Code Section 407.1 and 407.020 upon construction of individual lots. Series of 3-4 trees of a single tree species shall be planted in a configuration so that no one species exceeds 30% of total trees within development. Trees may be selected from the following:
Acer rubrum 'October Glory'
Gleditsia triacanthos 'Skyline'
Nyssa sylvatica 'Wildfire'
Tilia cordata 'Greenspire'
Ulmus americana 'Valley Forge'



SIGHT TRIANGLE: 35 mph

SIGHT TRIANGLE: 45 mph

Sheet
L01

Final Development Plan

18-0208
The Meadows At Creekside

Overall Landscape Plan

PER CITY COMMENTS
PER CITY COMMENTS
PER CITY COMMENTS
PER CITY COMMENTS
PER CITY COMMENTS
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REVISION

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Sheet
L02

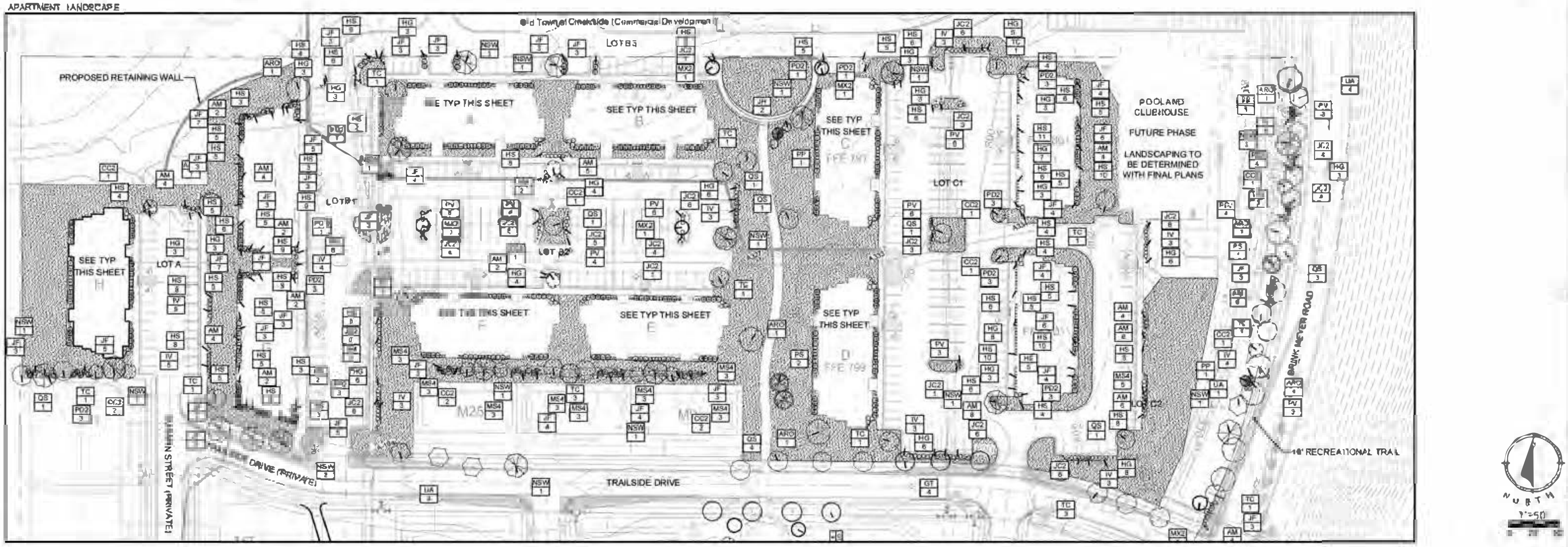
Final Development Plan

18-0208
The Meadows At Creekside

Apartment Landscape Plan

Renaissance Infrastructure Consulting

APARTMENT LANDSCAPE



PLANT SCHEDULE APARTMENT LANDSCAPE

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
▨	Turfgrass Sod Fescue Mix RE Nodes / Fescus Sod	SOD		[illegible]

PLANT SCHEDULE APARTMENT LANDSCAPE

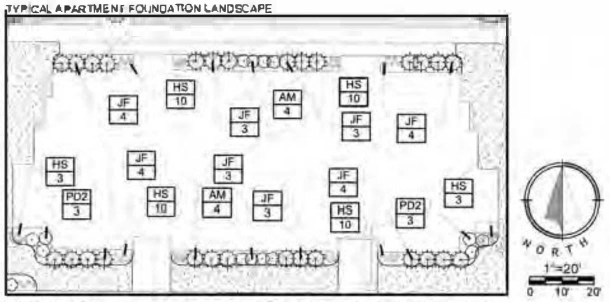
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2" Cal		6
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	1.5" Cal		13
JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6' Ht Min	[illegible]
MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal		[illegible]
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal		13
PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht Min	3
PS	Pinus strobus / White Pine	B&B		6' Ht Min	[illegible]
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal		6
TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal		14
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal		[illegible]

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	5 Gal	128
HS	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 Gal	616
HG	Hypericum frondosum / Golden St. John's Wort	3 Gal	112
IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal	44
JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	3 Gal	82
JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal	330
MS4	Miscanthus sinensis 'Morning Light' / Eulalia Grass	5 Gal	34
PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	3 Gal	[illegible]
PD2	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal	79

PLANT SCHEDULE APARTMENT STREET TREES

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2" Cal	4
GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	2" Cal	1
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal	[illegible]
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal	7
TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal	[illegible]
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal	[illegible]

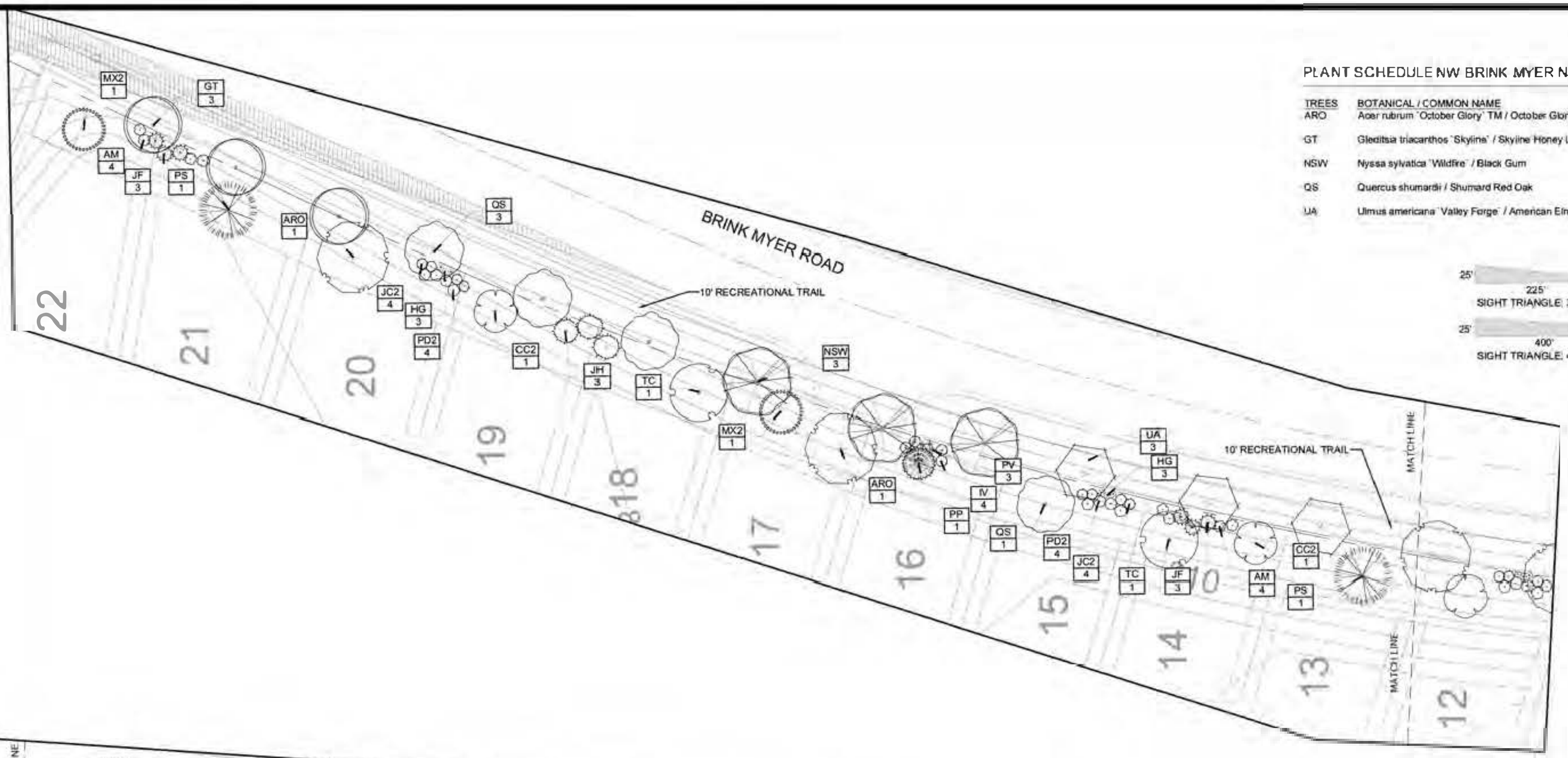
TYPICAL APARTMENT FOUNDATION LANDSCAPE



NOTE: Foundation Landscape for Apartments I and G shifted to allow for 10' sidewalk/recreational trail. Landscaping called out in Apartment Landscape Plan - this sheet

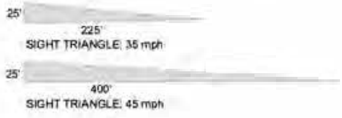
SIGHT TRIANGLE 35 mph

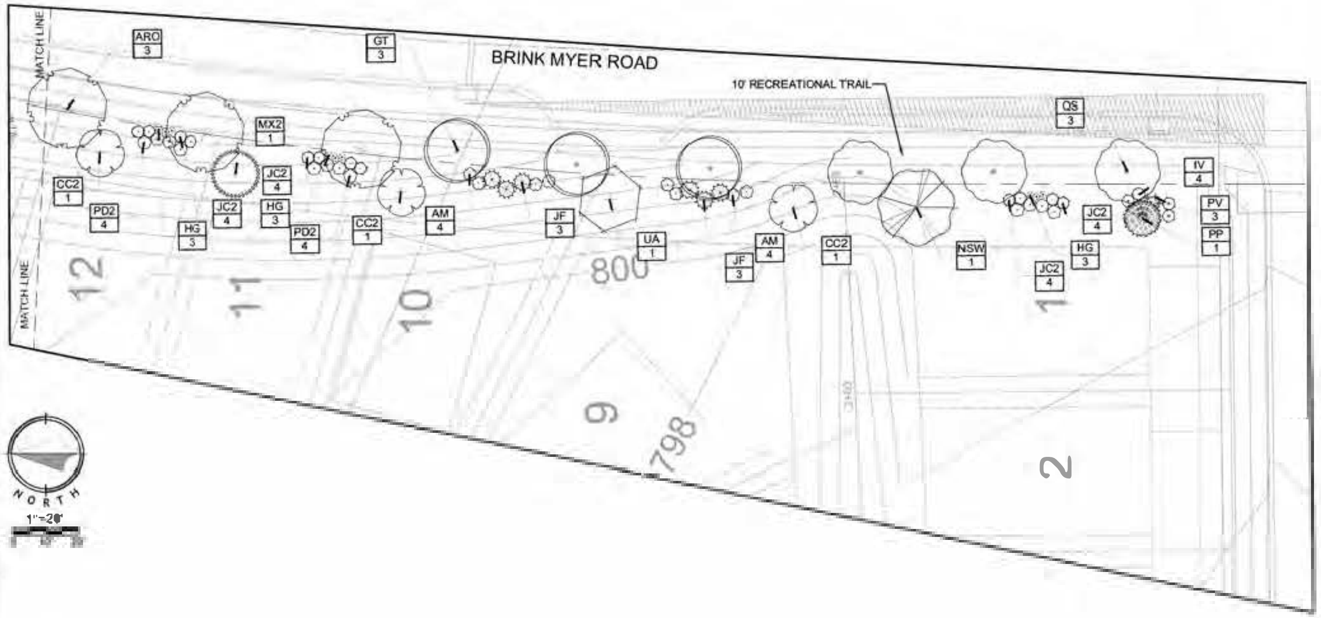
SIGHT TRIANGLE 45 mph



PLANT SCHEDULE NW BRINK MYER NORTH STREET TREES

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
ARO	Acer rubrum `October Glory` TM / October Glory Maple	B&B	2" Cal	3
GT	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B&B	2" Cal.	[illegible]
NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B	2" Cal.	3
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal.	[illegible]
UA	Ulmus americana `Valley Forge` / American Elm	B&B	2" Cal.	3





PLANT SCHEDULE NORTH RESIDENTIAL BUFFER LANDSCAPE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum `October Glory` TM / October Glory Maple	B&B	2" Cal.		2
CC2	Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud	B&B	1.5" Cal		5
JH	Juniperus virginiana `Hillspire` / Hillspire Juniper	B&B		6` Ht. Min.	3
MX2	Malus x `Spring Snow` / Spring Snow Crab Apple	B&B	1.5" Cal.		3
NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B	2" Cal		1
PP	Picea pungens `Fat Albert` / Colorado Spruce	B&B		6` Ht. Min.	2
PS	Pinus strobus / White Pine	B&B		6` Ht. Min.	3
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal		1
TC	Tilia cordata `Greenspire` / Littleleaf Linden	B&B	2" Cal		2
UA	Ulmus americana `Valley Forge` / American Elm	B&B	2" Cal		1
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**			**QTY**
AM	Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry	5 Gal.			15
HG	Hypericum frondosum / Golden St. John`s Wort	3 Gal			15
IV	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	5 Gal.			8
JC2	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.			20
JF	Juniperus chinensis `Sea Green` / Sea Green Juniper	5 Gal.			12
PV	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	5 Gal			8
PD2	Physocarpus opulifolius `Diablo` / Diablo Ninebark	5 Gal			20

Sheet
L03

Final Development Plan
18-#208
The Meadows At Creekside

Landscape Buffer Plan
North & Middle

NO.	BY	CKD	DATE	REVISION
5	JMM	AG	[illegible]	PER CITY COMMENTS
4	JMM	AG	11/22/19	PER CITY COMMENTS
3	JMM	AG	[illegible]	PER CITY COMMENTS
2	JMM	AG	[illegible]	PER CITY COMMENTS
1	JMM	AG	[illegible]	PER CITY COMMENTS
	JMM	AG	[illegible]	ORIGINAL SUBMITTAL

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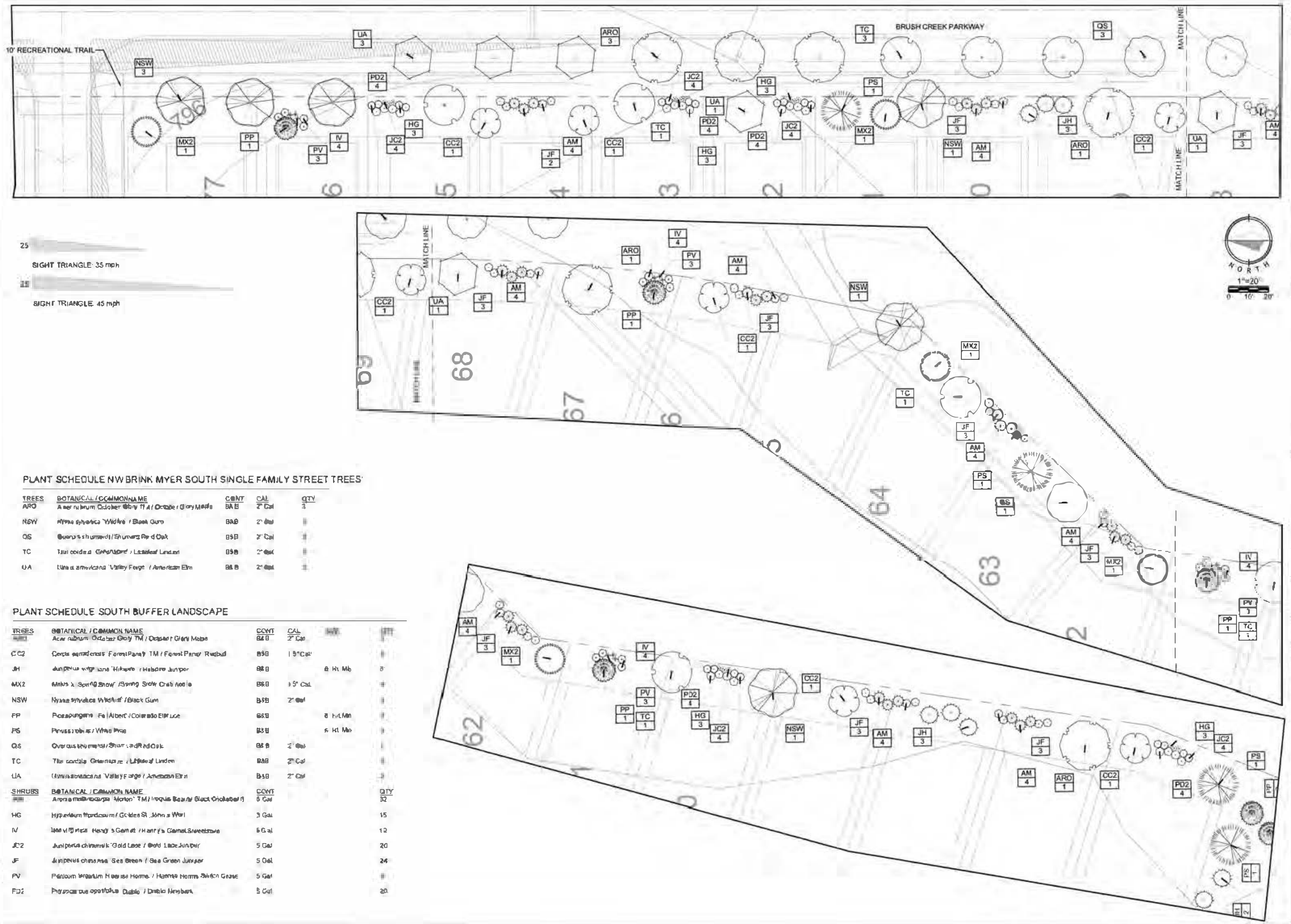

PLANT SCHEDULE NW BRINK MYER SOUTH SINGLE FAMILY STREET TREES

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2" Cal	3
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal	[illegible]
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal	[illegible]
TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal	[illegible]
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal	[illegible]

PLANT SCHEDULE SOUTH BUFFER LANDSCAPE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	[illegible]	[illegible]
[illegible]	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2" Cal		[illegible]
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	1.5" Cal		[illegible]
JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		8' Ht. Min	8
MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal		[illegible]
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal		[illegible]
PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		8' Ht. Min	[illegible]
PS	Pinus strobus / White Pine	B&B		6' Ht. Min	[illegible]
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal		[illegible]
TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal		[illegible]
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal		[illegible]

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
[illegible]	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	5 Gal	32
HG	Hypericum frondosum / Golden St. John's Wort	3 Gal	15
IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal	12
JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal	20
JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal	24
PV	Panicum virgatum 'Hänse Herms' / Hänse Herms Switch Grass	5 Gal	[illegible]
PD2	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal	20

Sheet
L04

Final Development Plan

18-0208
The Meadows At Creekside

Landscape Buffer Plan
South

NO				REVISION
5	[illegible]	JC	[illegible]	PER CITY COMMENTS
4	[illegible]	AD	[illegible]	PER CITY COMMENTS
3	[illegible]	JH	[illegible]	PER CITY COMMENTS
2	[illegible]	AG	[illegible]	PER CITY COMMENTS
1	[illegible]	JC	[illegible]	PER CITY COMMENTS
	[illegible]	AD	[illegible]	ORIGINAL SUBMITTAL

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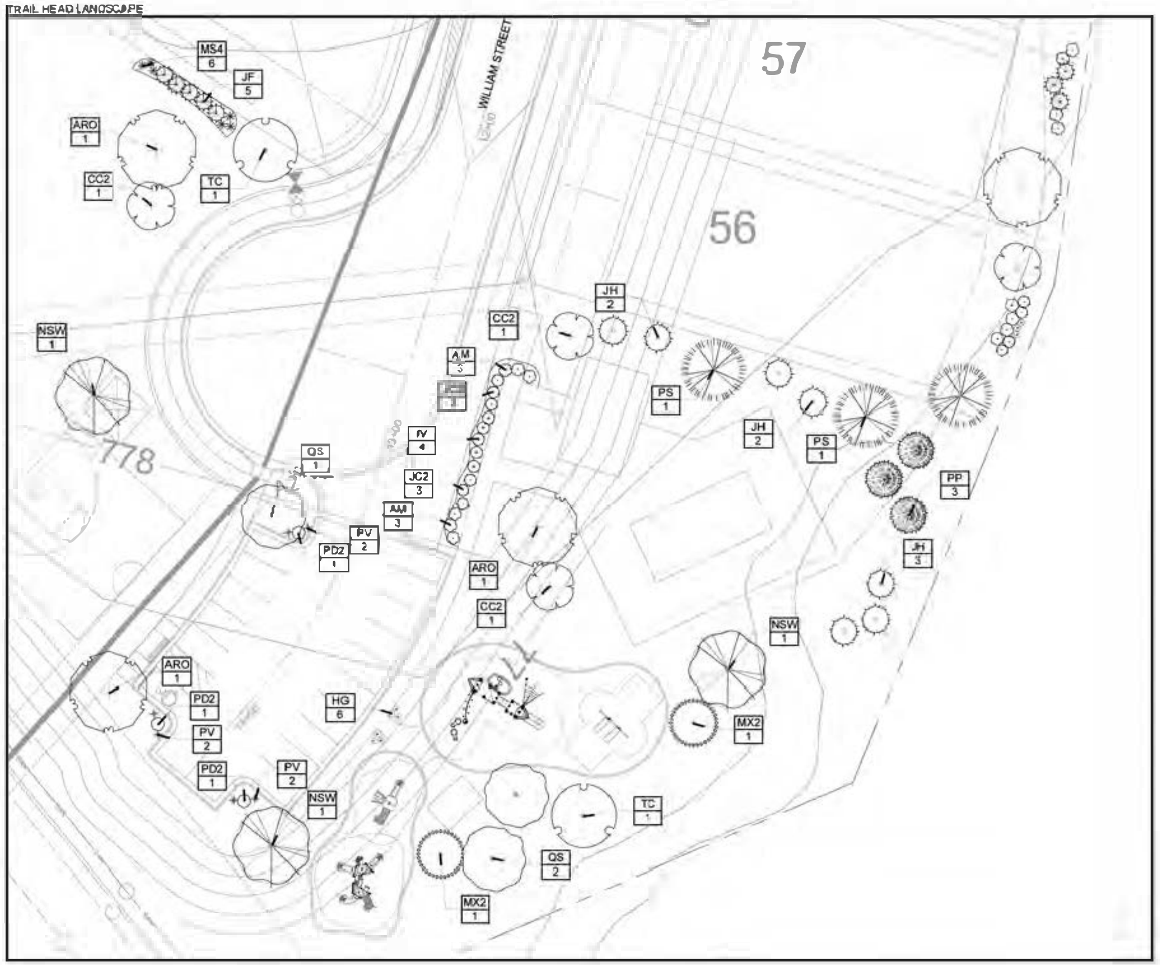
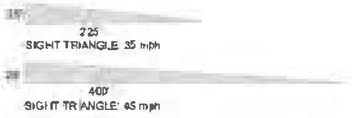
TRAIL HEAD LANDSCAPE



PLANT SCHEDULE TRAILHEAD LANDSCAPE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2" Cal		3
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	1.5" Cal		[illegible]
JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6` Ht Min	[illegible]
MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal		[illegible]
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal		[illegible]
PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6` Ht Min	[illegible]
PS	Pinus strobus / White Pine	B&B		6` Ht Min	[illegible]
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal		[illegible]
TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal		[illegible]

SHRUBS	BOTANICAL / COMMON NAME	[illegible]	QTY
[illegible]	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	5 Gal	6
HG	Hypericum frondosum / Golden St. John's Wort	3 Gal	[illegible]
IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal	[illegible]
JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal	[illegible]
JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal	[illegible]
MS4	Miscanthus sinensis 'Morning Light' / Eulalia Grass	5 Gal	[illegible]
PV	Panicum virgatum 'Hanse Herms' / Hanse Herms Switch Grass	5 Gal	[illegible]
PD2	Physocarpus opulifolius 'Diabolo' / Diablo Ninebark	5 Gal	[illegible]



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Final Development Plan
18-0208
The Meadows At Creekside

Playground & Trail Head
Landscape Plan

DATE	REVISION
[illegible]	PER CITY COMMENTS
[illegible]	PER CITY COMMENTS
[illegible]	PER CITY COMMENTS
[illegible]	PER CITY COMMENTS
[illegible]	PER CITY COMMENTS
[illegible]	ORIGINAL SUBMITTAL

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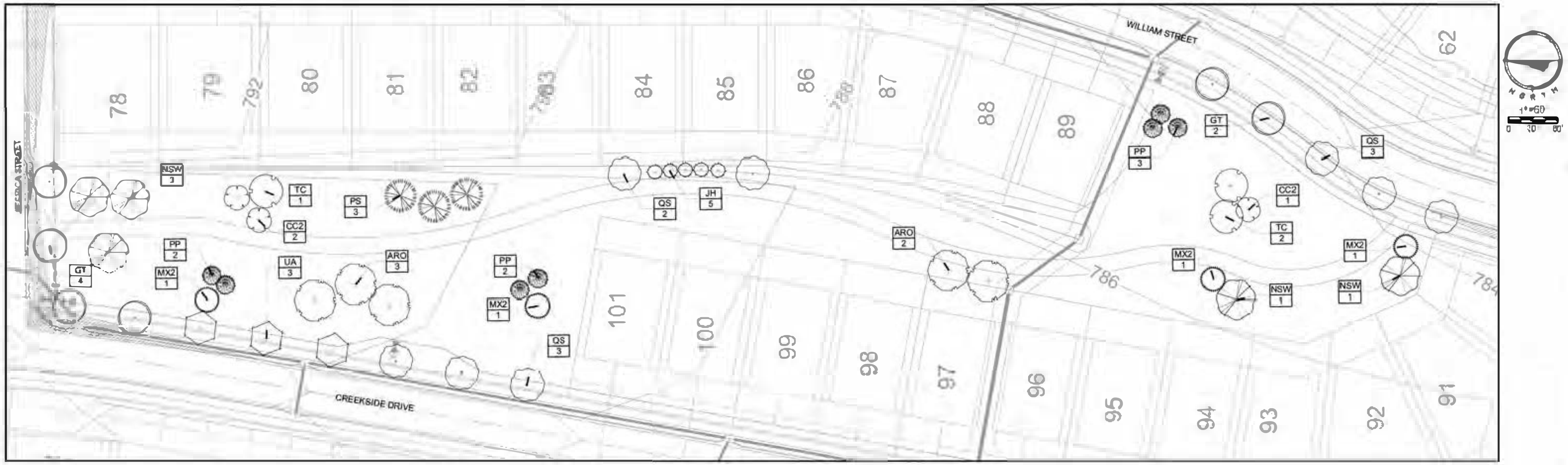
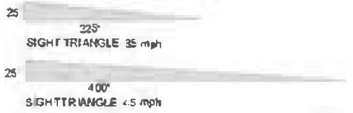


PLANT SCHEDULE POCKET PARK 1

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2" Cal		5
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	1.5" Cal		[illegible]
JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		5' Ht Min	[illegible]
MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal		[illegible]
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal		[illegible]
PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		5' Ht Min	7
PS	Pinus strobus / White Pine	B&B		5' Ht Min	[illegible]
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal		[illegible]
TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal		[illegible]

PLANT SCHEDULE POCKET PARK 1 STREET TREES

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	2" Cal	8
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal	[illegible]
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal	[illegible]



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Final Development Plan

18-0208
The Meadows At Creekside

Pocket Park 1
Landscape Plan

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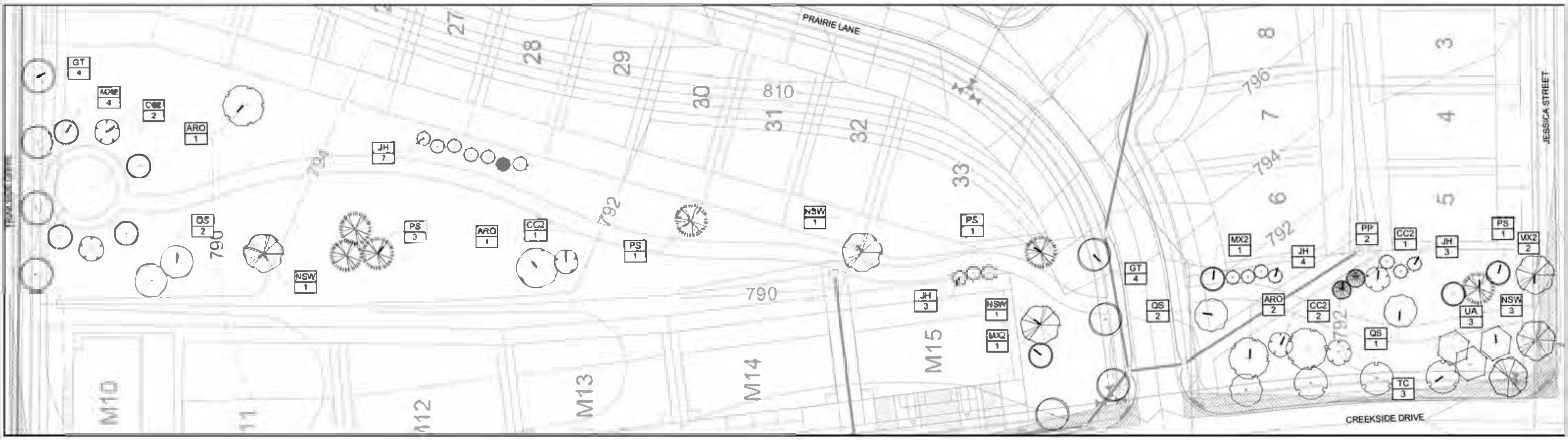
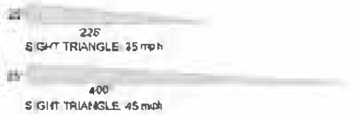


PLANT SCHEDULE POCKETS PARK 2 & 3 LANDSCAPE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum 'October Glory' TM/ October Glory Maple	B&B	2" Cal		4
CC2	Cercis canadensis 'Forest Pansy' TM/ Forest Pansy Redbud	B&B	1.5" Cal		[illegible]
JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6' Ht. Min	17
MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal		[illegible]
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal		[illegible]
PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min	2
PS	Pinus strobus / White Pine	B&B		8' Ht. Min	6
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal		[illegible]
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal		3

PLANT SCHEDULE POCKET PARK 2 & 3 STREET TREES

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	2" Cal	8
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal	[illegible]
QS	Quercus shumardii / Shumard Red Oak	B&B	2" Cal	[illegible]
TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal	[illegible]



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Final Development Plan

18-#208
The Meadows At Creekside

Pocket Park 2 & 3
Landscape Plan

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PER CITY COMMENTS
PER CITY COMMENTS
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Apartment Landscaping Data
Foundation Planting

	REQUIRED	Provided
Shrubs and Grasses	[illegible] of Facade	[illegible]

LOT A perimeter 573', 47 stalls

	REQUIRED	Provided
Shade Trees	2	2
Ornamental Trees		7
Shrubs	46	46

Type II Buffer — 125' Between Unit H and Town Homes

	REQUIRED	Provided
Shade Trees	5	5
Ornamental Trees		2
Shrubs	13	13

LOT B 1935' perimeter, 212 stalls

	REQUIRED	Provided
Shade Trees	8	8
Ornamental Trees		8
Shrubs	[illegible]	[illegible]

LOT C 1391' perimeter, 170 stalls

	REQUIRED	Provided
Shade Trees	7	8
Ornamental Trees		3
Shrubs	142	140

Street Trees

	REQUIRED	Provided
NW Brink Meyer RD 175' (Clubhouse)	13	13
Interior Rd South of Apartments 808'	23	23

Type II Buffer 220' Between Apartments F&G and Town Homes

REQUIRED	REQUIRED	Provided
Shade Trees	5	8
Ornamental Trees		2
Shrubs	22	22

Type I Buffer — TRASH UTILITY

	REQUIRED	Provided
TRASH A	FULL SCREEN	FULL SCREEN 8 EVG SHRUBS
TRASH B	FULL SCREEN	FULL SCREEN 8 EVG SHRUBS
TRASH C	FULL SCREEN	FULL SCREEN 13 EVG SHRUBS

Type III Buffer — 855' East Property Line

	REQUIRED	Provided
Shade Trees	22	13
Ornamental Trees		14
Evergreen Trees	43	21
Shrubs	86	86

Pocket Park Landscaping Data
Pocket Park 1
1 Tree/25' Frontage
1 Tree/2,000sf

REQUIRED	REQUIRED	Provided
Shade Trees	[illegible]	1
Ornamental Trees		[illegible]
Evergreen Trees	[illegible]	[illegible]

Pocket Park 1
1 Tree/25' Frontage
1 Tree/2,000sf

REQUIRED	REQUIRED	Provided
Shade Trees	[illegible]	[illegible]
Ornamental Trees		[illegible]
Evergreen Trees	[illegible]	[illegible]

Pocket Park 1
1 Tree/25' Frontage
1 Tree/2,000sf

REQUIRED	REQUIRED	Provided
Shade Trees	5	4
Ornamental Trees		3
Evergreen Trees	22	[illegible]

Playground and Trailhead Landscaping Data
Parking Lot 310', 10 stalls

	REQUIRED	Provided
Shade Trees	1	
Ornamental Trees		3
Shrubs	31	31

Playground

	REQUIRED	Provided
Shade Trees	7	7
Ornamental Trees		6

Type III Buffer — 275' East of Playground

	REQUIRED	Provided
Shade Trees	7	8
Ornamental Trees		8
Evergreen Trees	14	14
Shrubs	28	28

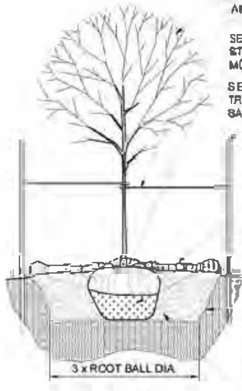
Single Family Residential Street Trees

	REQUIRED	Provided
NW Brink Meyer RD 778'	20	20

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. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. 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 ON 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 SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED 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 SYSTEM SHALL INCLUDE AUTOMATIC RAIN SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

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



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

SECURE TREE TO STAKES WITH STRAPS (RE: SPECS) 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

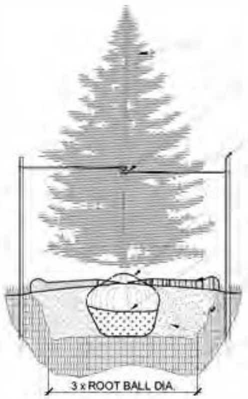
3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGE OF PLANTING TO CREATE A SAUCER FORM

REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 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



PRUNE ANY BROKEN TWIGS AND BRANCHES AND REMOVE DEBRIS FROM SITE

SECURE TREE TO (3) STAKES WITH STRAPS. STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND

MIN 6' LONG STAKE SECURED INTO UNDISTURBED SOIL

FIRST LATERAL ROOTS SHALL BE AT EXISTING GRADE. REMOVE ANY SOIL IN THE ROOT BALL ABOVE THE ROOT FLARE.

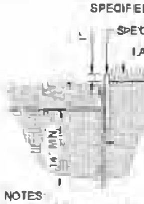
REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL

3" MULCH PER SPECIFICATIONS

PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF THE 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

EVERGREEN TREE PLANTING DETAIL - NTS



PLANTING BED WITH SPECIFIED MULCH DEPTH

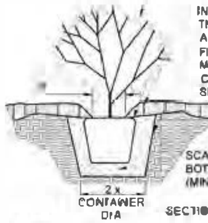
SPECIFIED STEEL EDGING

LAWN AREA AS SPECIFIED

STAKE EDGING WITH METAL STAKES

NOTES
1. EDGING PER SPECIFICATION L03 2 07 A. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
2. EDGING SHALL ABUT 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. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
5. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

STEEL EDGING 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

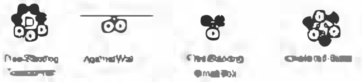
FILL PLANTING HOLE WITH AMENDED SOIL MIX ACCORDING TO SPECIFICATIONS

CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER

SCARIFY PIT BOTTOM (MIN. 6")

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



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

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Final Development Plan

18-0208
The Meadows At Creekside

Landscape Data
Details & Notes

	BY	CKD	DATE	REVISION
[illegible]	JMM	AG	[illegible]	PER CITY COMMENTS
[illegible]	JMM	AG	[illegible]	PER CITY COMMENTS
[illegible]	JMM	AG	[illegible]	PER CITY COMMENTS
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