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 653.49 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 00°12'40" East a distance of 37.51 feet;

thence South 85°42'20" East a distance of 106.25 feet;

thence North 00°13'12" East a distance of 496.89 feet;

thence South 89°46'48" East a distance of 536.21 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°09'36" 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 46°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°46'54" East, 120.56 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, 30.85 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°08'16" East, along said Southwesterly line, 23.07 feet to the most Southerly Southeast corner of said Lot 1;

thence South 89°30'57" East, along the South line of said Lot 1, a distance of 51.63 feet;

thence departing said South line, South 45°38'00" West a distance of 27.44 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, 30.85 feet;

thence southerly, along a reverse curve to the right having an arc length of 126.83 feet, a radius of 198.50 feet, and a chord which bears South 17°47'00" East, 122.50 feet;

thence South 00°06'49" 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°45'48" 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°09'36" 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°50'36" East, 33.90 feet;

thence South 89°06'48" 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°13'31" East a distance of 60.11 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 14.36 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 84°13'11" West, 39.72 feet;

thence North 78°46'54" West a distance of 60.11 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 84°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°09'36" West, 33.98 feet;

thence South 00°05'49" West a distance of 157.42 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;

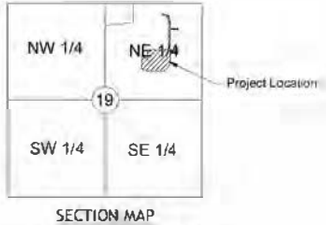
thence South 00°00'35" East a distance of 20.83 feet to a point on the South line of said North half of the of the Southwest quarter of said Northeast quarter;

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	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

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SUMMARY TABLE

This represents a Planned Commercial Development with internal circulation, private streets, and access off Brink Myer 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	60 Feet
Potential Number of Lots	3 Lots 1 Tract

Proposed Uses: 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) 741-7676
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) 544-4852
Platte City Electric	(816) 907-7502
Century Link	(816) 243-5842
Unite Private Networks	(816) 803-9400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5400

DEVELOPER:

Parkville Development 3 SBLC
C/O: Brian Maria
2507 NW John Anders Rd
Kansas City, MO 64152

ENGINEER:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO 64150
(816) 600-0950

SURVEYOR:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO 64150
(816) 600-0950

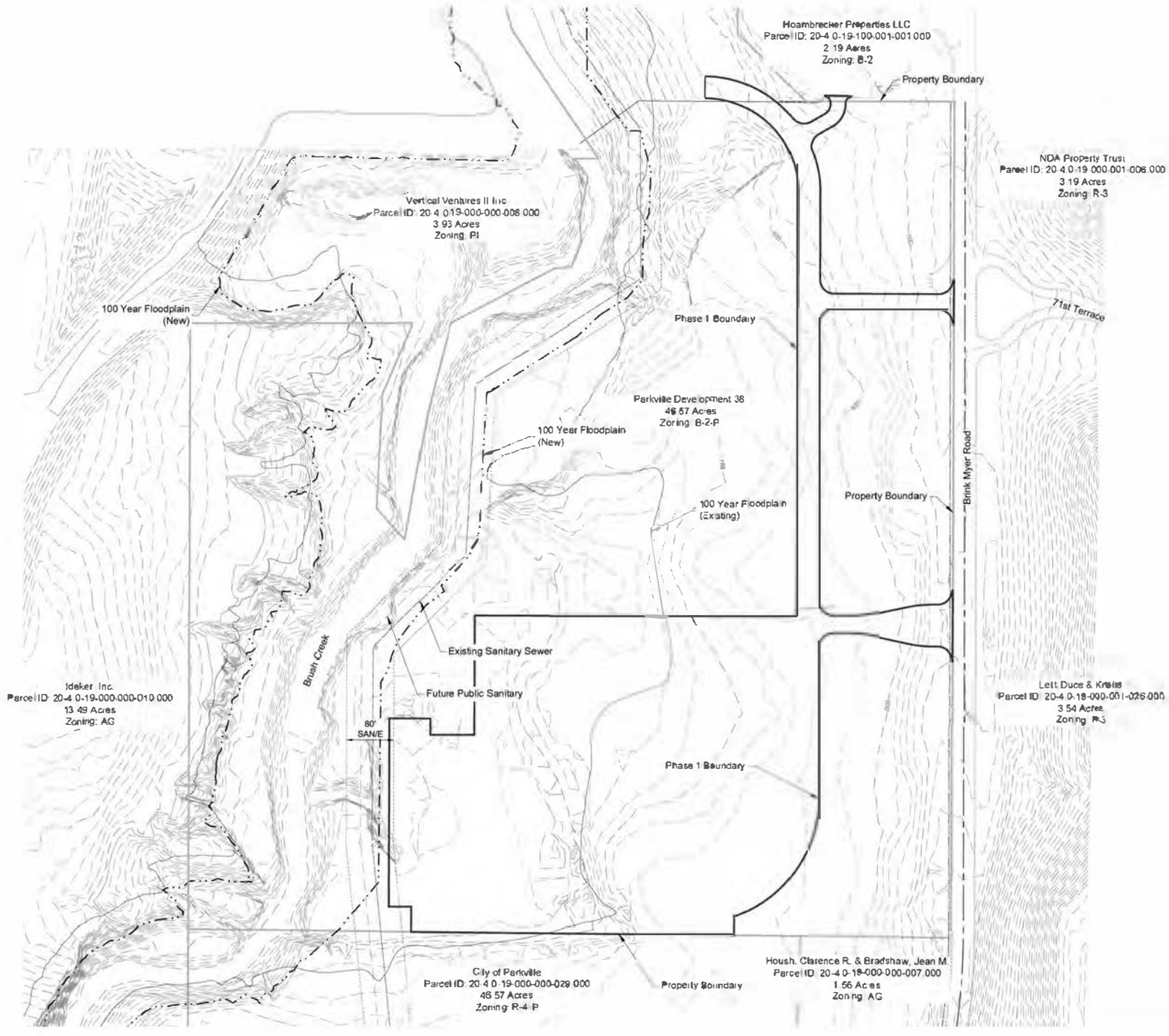
811 Know what's below. Call before you dig.

Sheet
C01

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

Cover Sheet

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100 Riverside, Missouri 64150
816.600.0950
www.RenaissanceInfrastructure.com



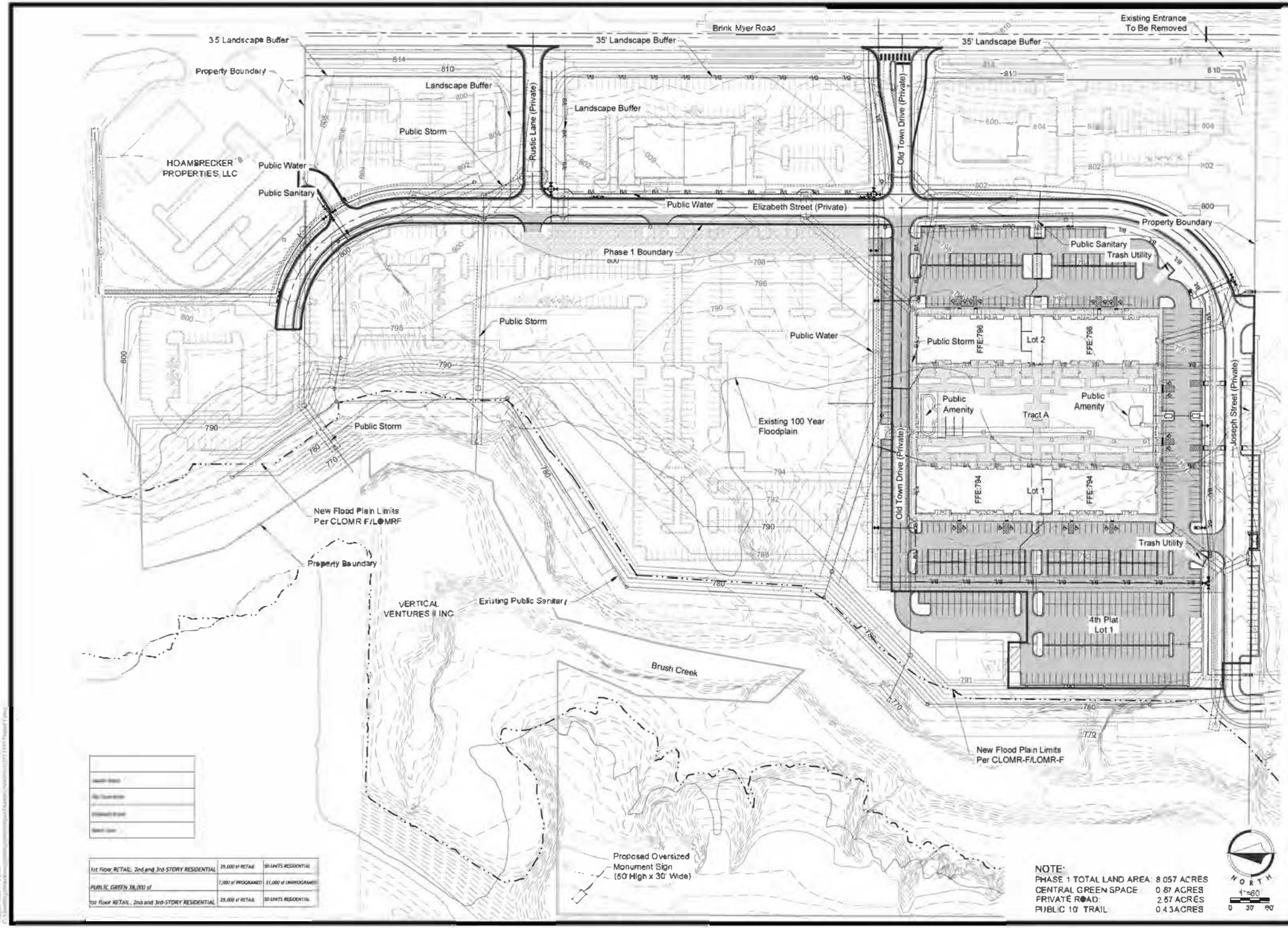
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C02

Final Development Plan

18-0211
Old Town At Creekside
Phase 1

Existing Conditions

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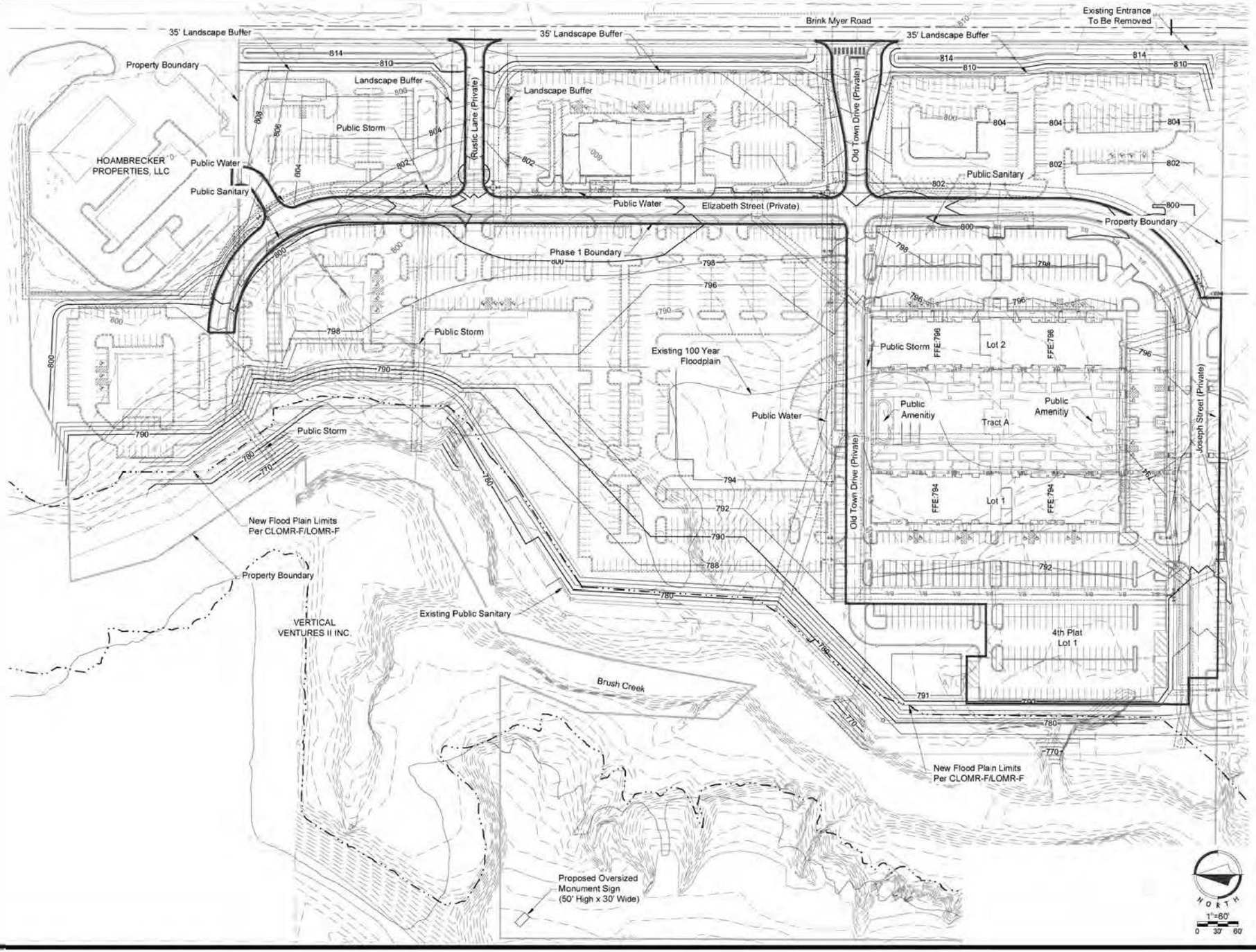


Sheet
C03

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

Development Plan

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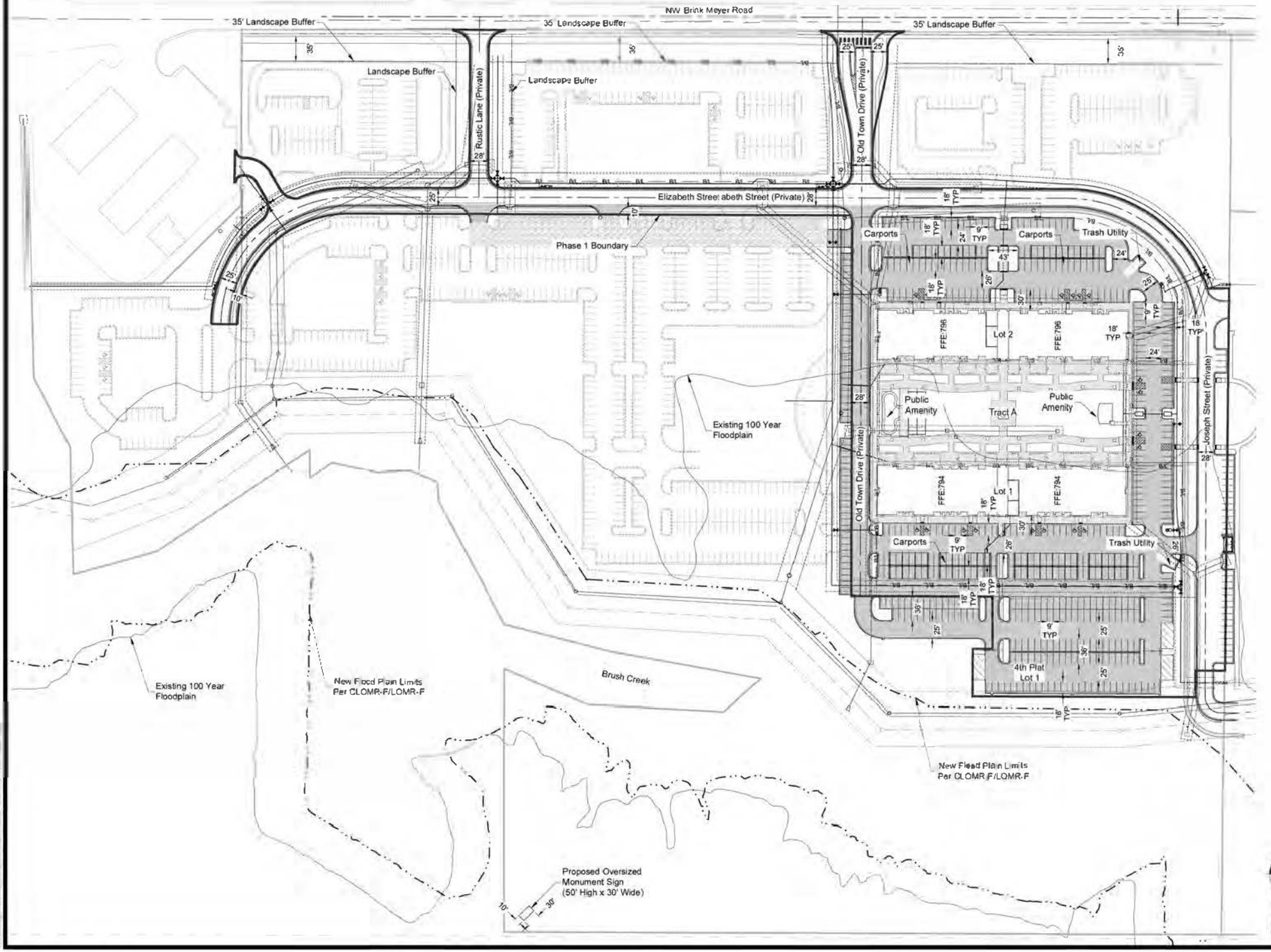
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C04

Final Development Plan

18-0211
Old Town At Creekside
Phase 1

Grading Plan

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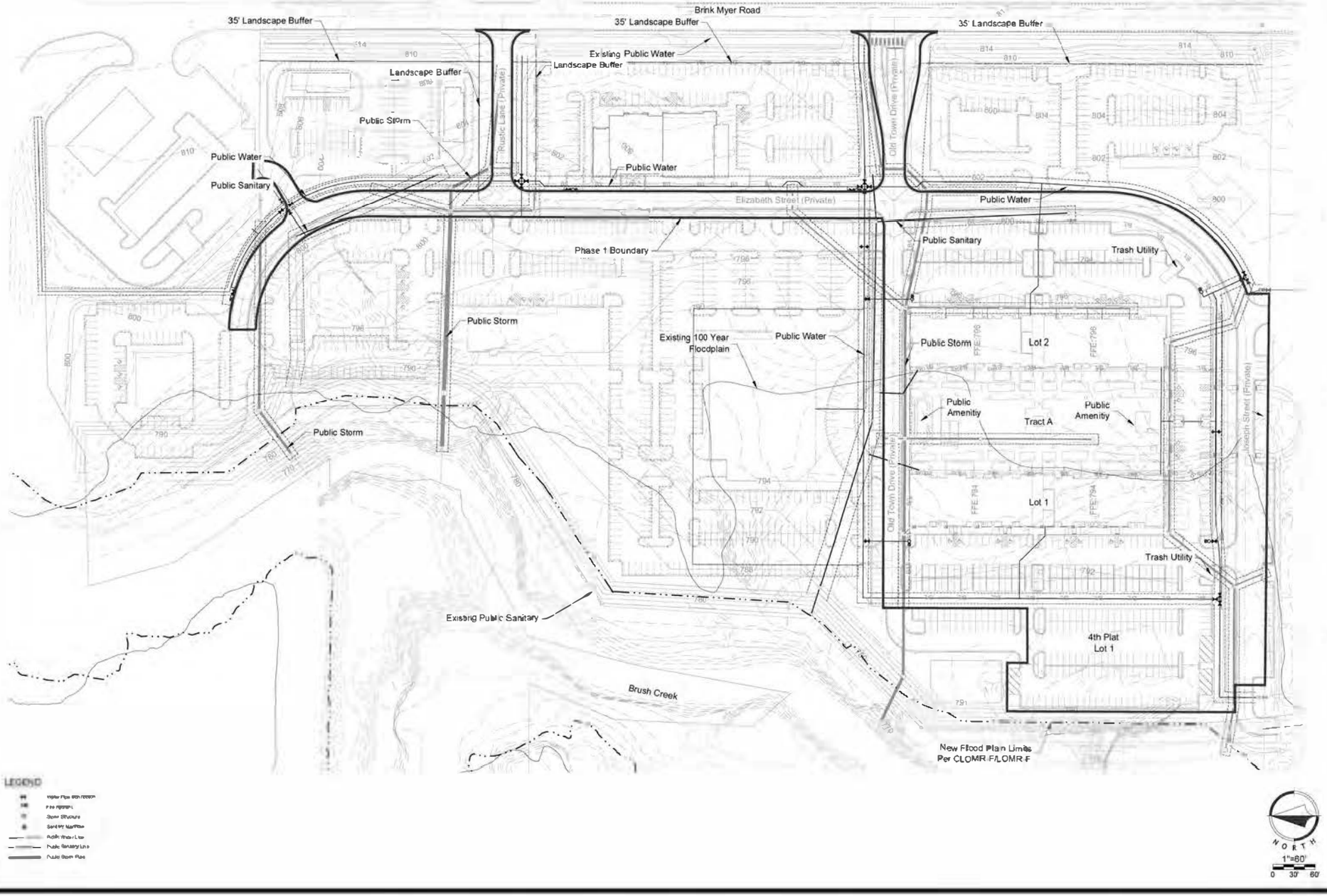
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C05

Final Development Plan

18-0211
Old Town At Creekside
Phase 1

Site Dimension Plan

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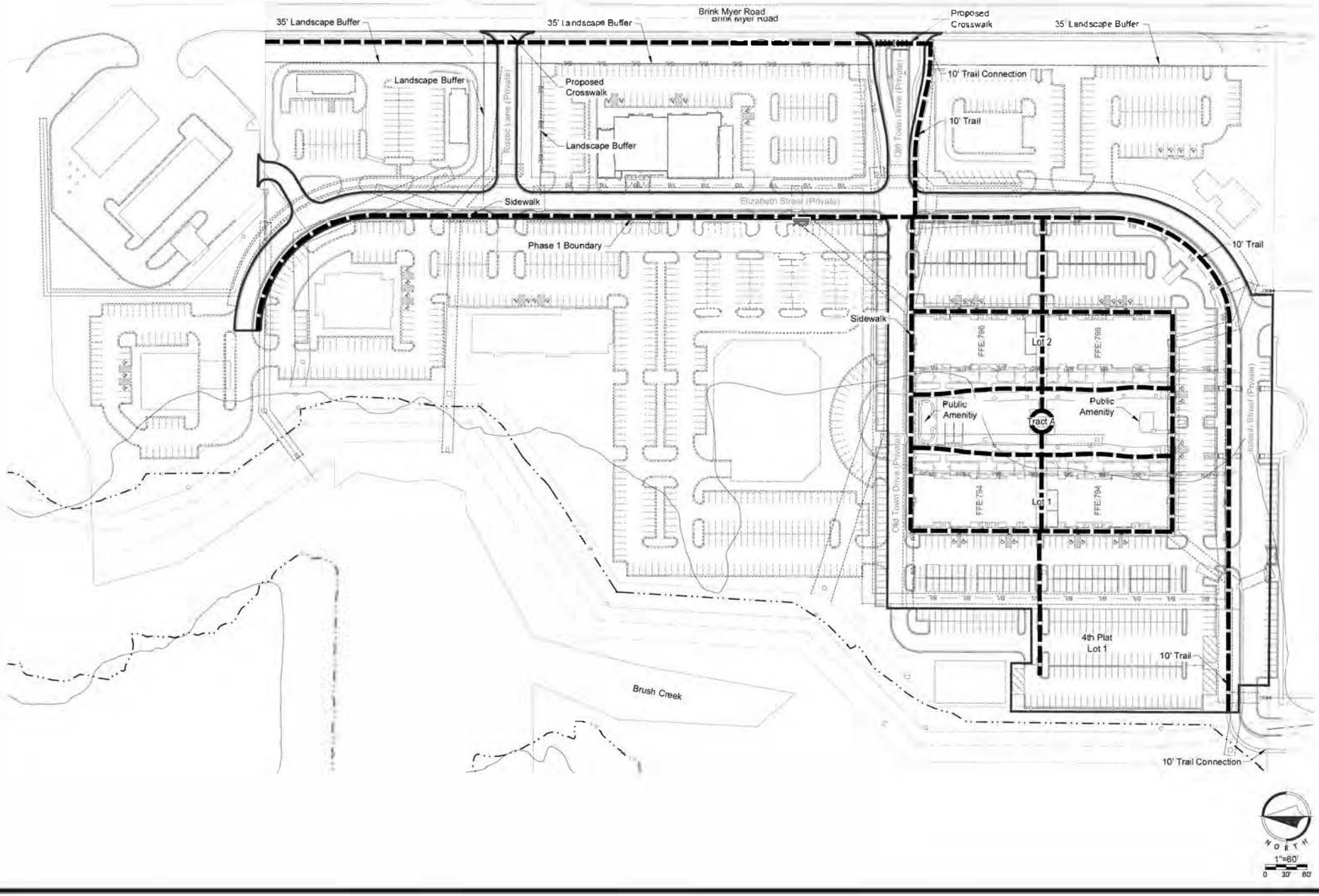


Sheet
C06

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

Site Utility Plan

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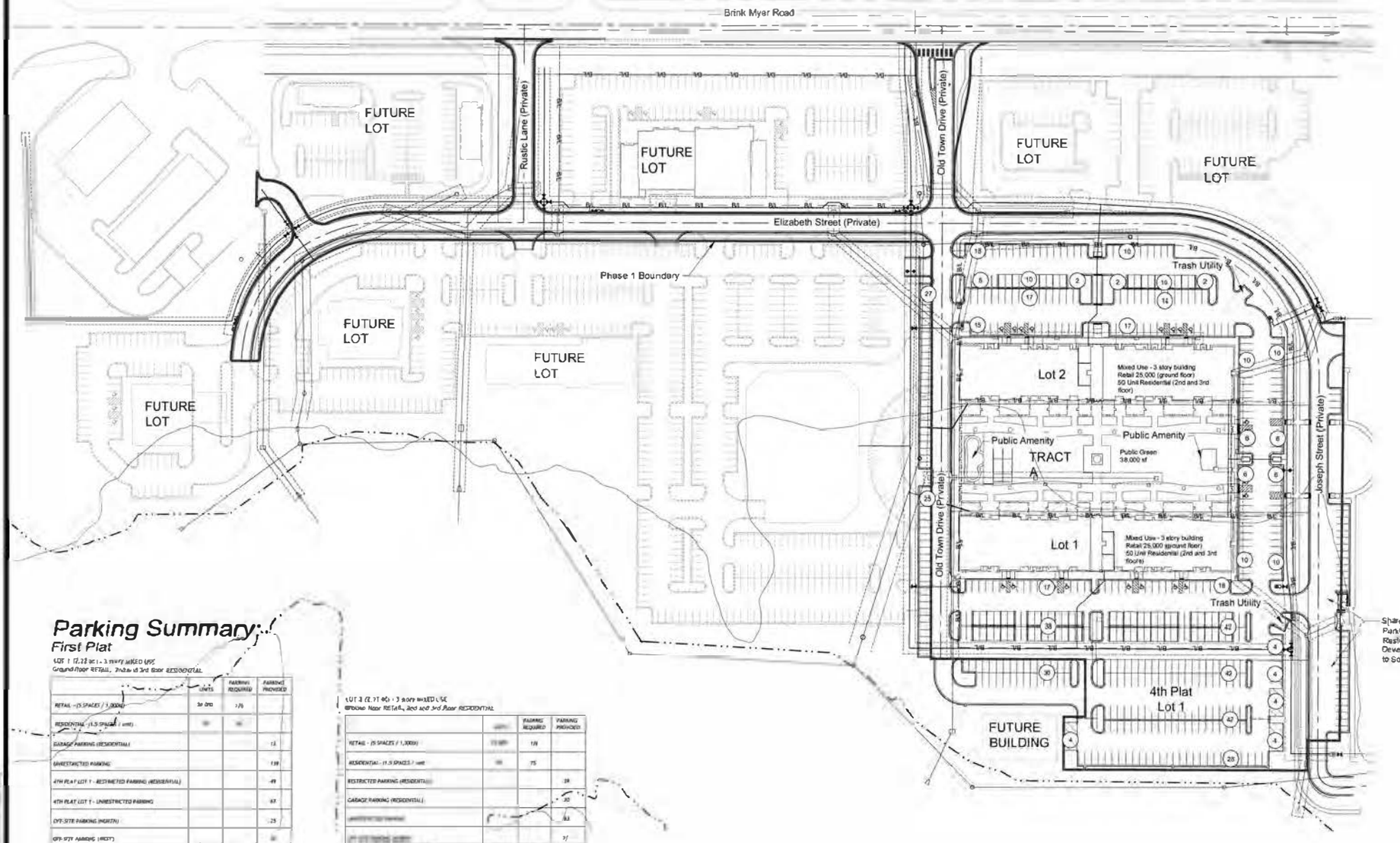


Sheet
C07

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

Pedestrian Linkage Plan

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Parking Summary:

First Plat

LOT 1 (7.22 ac) - 3 story MIXED USE
Ground floor RETAIL, 2nd and 3rd floor RESIDENTIAL

	UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL - (5 SPACES / 1,000sf)	36 ksf	178	
RESIDENTIAL - (1.5 SPACES / unit)	50	75	
GARAGE PARKING (RESIDENTIAL)			13
UNRESTRICTED PARKING			139
4TH PLAT LOT 1 - RESTRICTED PARKING (RESIDENTIAL)			49
4TH PLAT LOT 1 - UNRESTRICTED PARKING			63
OFF-SITE PARKING (NORTH)			25
OFF-SITE PARKING (WEST)			10
TOTAL REQUIRED SPACES =		TOTAL PROVIDED SPACES =	299

LOT 2 (2.37 ac) - 3 story MIXED USE
Ground floor RETAIL, 2nd and 3rd floor RESIDENTIAL

	UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL - (5 SPACES / 1,000sf)	13 ksf	178	
RESIDENTIAL - (1.5 SPACES / unit)	50	75	
RESTRICTED PARKING (RESIDENTIAL)			39
GARAGE PARKING (RESIDENTIAL)			20
[illegible]	[illegible]		63
[illegible]			37
TOTAL REQUIRED SPACES =		TOTAL PROVIDED SPACES =	159

TRACT A (1.73 ac) - GATHERSPACE
PUBLIC GREEN 38,000 sf

	UNITS	PARKING REQUIRED	PARKING PROVIDED
PROGRAMMED (1 SPACE / 1,000 sf)	[illegible]	[illegible]	
UNPROGRAMMED (1 SPACE / 10,000 sf)	[illegible]	[illegible]	
[illegible]			[illegible]
TOTAL REQUIRED SPACES =			TOTAL PROVIDED SPACES = [illegible]

Total Building Footprint All Lots	50,000 sf
Total Outdoor Recreation Area	38,000 sf
Total Parking Required	453 spaces
Total Parking Provided	515 spaces

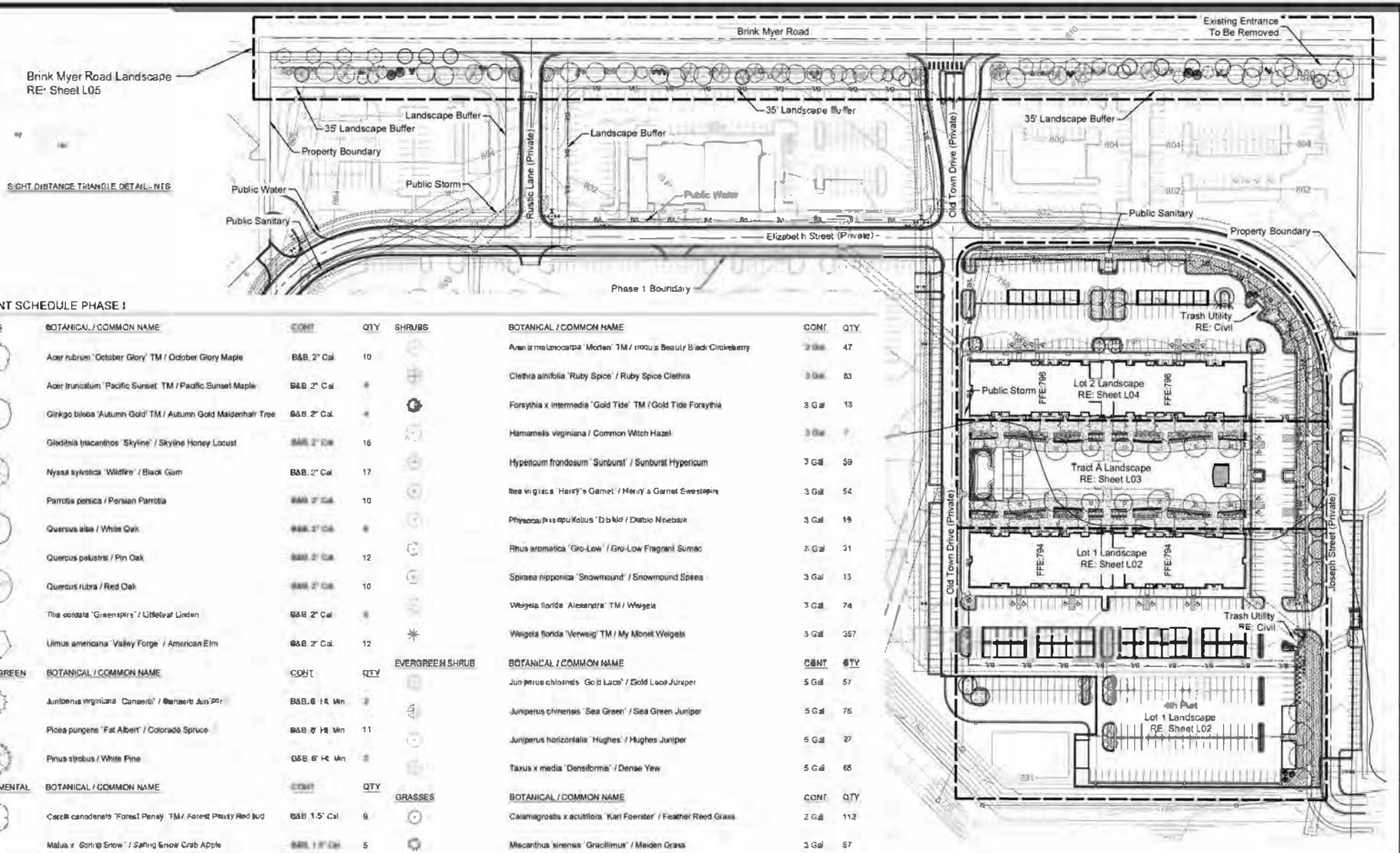
Sheet
C03

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

Parking Summary

NO.	DESCRIPTION	DATE
1	PER STAFF REVISIONS	[illegible]
2	PER CITY COMMENTS	[illegible]
	ORIGINAL SUBMITTAL	[illegible]

Renaissance Infrastructure Consulting
5595 RSP Canal Street, Suite 150
Fairfield, Ohio 45014
513.860.0435
www.RenaissanceInfrastructure.com



SIGHT DISTANCE TRIANGLE DETAIL - NTS

PLANT SCHEDULE PHASE 1

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B, 2" Cal.	10
	Acer truncatum 'Pacific Sunset' TM / Pacific Sunset Maple	B&B, 2" Cal.	8
	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B&B, 2" Cal.	4
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.	16
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	17
	Parrotia persica / Persian Parrotia	B&B, 2" Cal.	10
	Quercus alba / White Oak	B&B, 2" Cal.	8
	Quercus palustris / Pin Oak	B&B, 2" Cal.	12
	Quercus rubra / Red Oak	B&B, 2" Cal.	10
	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal.	8
	Ulmus americana 'Valley Forge' / American Elm	B&B, 2" Cal.	12

EVERGREEN	BOTANICAL / COMMON NAME	CONT	QTY
	Juniperus virginiana 'Canaerti' / Canaerti Juniper	B&B, 6' Ht. Min.	2
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B, 6' Ht. Min.	11
	Pinus strobus / White Pine	B&B, 6' Ht. Min.	2

ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	QTY
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Red bud	B&B, 1.5" Cal.	9
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B, 1.5" Cal.	5

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	18,934 sf

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal.	47
	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal.	83
	Forsythia x intermedia 'Gold Tide' TM / Gold Tide Forsythia	3 Gal	18
	Hamamelis virginiana / Common Witch Hazel	3 Gal.	7
	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal	59
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal	54
	Physocarpus opulifolius 'Diabolo' / Diablo Ninebark	3 Gal	19
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 Gal	31
	Spiraea nipponica 'Snowmound' / Snowmound Spirea	3 Gal	13
	Weigela florida 'Alexandra' TM / Weigela	3 Gal	74
	Weigela florida 'Verweig' TM / My Monet Weigela	3 Gal	357

EVERGREEN SHRUB	BOTANICAL / COMMON NAME	CONT	QTY
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal	57
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal	75
	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal	27
	Taxus x media 'Densiformis' / Dense Yew	5 Gal	65

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 Gal	112
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal	57
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	3 Gal	65
	Pennisetum alopecuroides 'Hameln' / Hamelin 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 muscari 'Big Blue' / Big Blue Lilyturf	1 Gal	288
	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

Sheet L01

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

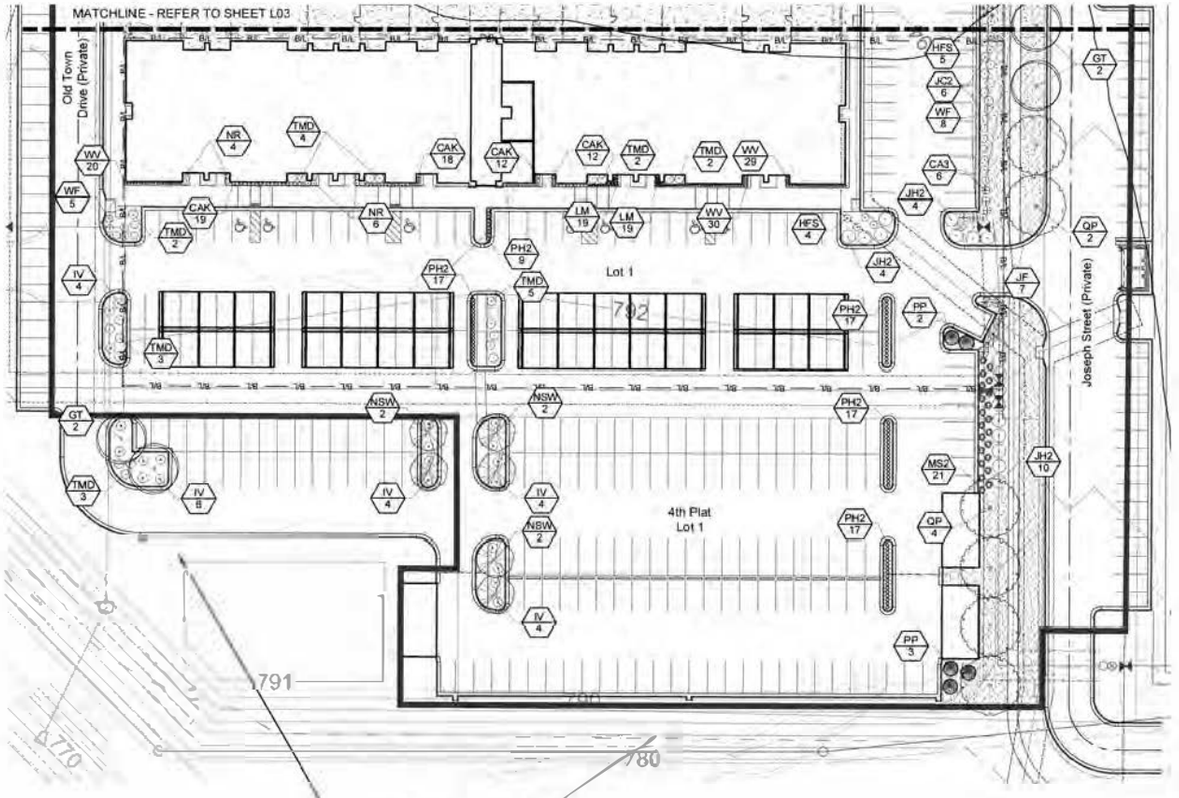
Overall Landscape Plan

Renaissance Infrastructure Consulting

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	7
	NSW	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 8' Ht Min	8
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	6
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal	22
	WF	Weigela florida 'Alexandra' TM / Weigela	3 Gal	18
	WV	Weigela florida 'Verweig' TM / My Monet Weigela	3 Gal	79
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal	9
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal	7
	JH2	Juniperus horizontalis 'Hughes' / Hughes Juniper	3 Gal	18
	TMD	Taxus x media 'Densiformis' / Dense Yew	3 Gal	21
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 Gal	61
	MS2	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal	21
	PH2	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	3 Gal	77
PERENNIALS & ANNUALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	LM	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 Gal	38
	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	SOD	6,842 sf



LOT 1 AND 4TH PLAT LOT 1

PARKING REQUIRED: 183 LF, 256 SPACES
1 TREE / 25 S PACES = 11
CONT. SHRUB MASKING FOR ANY PERIMETER WITHIN 24' OF A STREET

PROVIDED: 11 TREES +
SHRUBS

*PARKING LOT TREES ARE DISTRIBUTED THROUGHOUT ENTIRE PARKING LOT ACROSS ALL PHASE 1 LOTS

FOUNDATION: CONT SHRUB MASKING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES

PARKING: AS REQUIRED

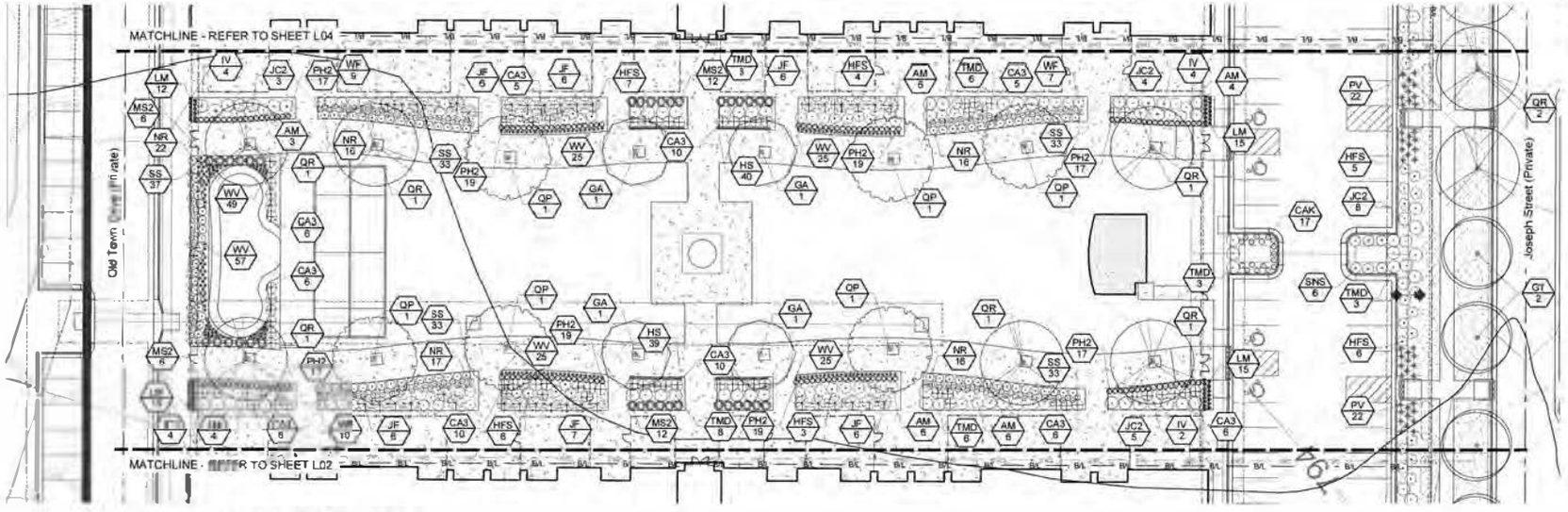
NORTH
1"=30'
0 15' 30'

Sheet
L02

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

Lot 1 and 4th Plat Lot 1
Landscape Plan

Renaissance Infrastructure Consulting



PLANT SCHEDULE TRACT A

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B&B, 2" Cal	4
	GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	[illegible]	2
	QP	Quercus palustris / Pin Oak	B&B 2" Cal	6
	QR	Quercus rubra / Red Oak	[illegible]	8

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turfgrass Sod Fescue Mix RE Notos / Fescue Sod	SOD	6,378 sf

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal	29
	CA3	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal	74
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal	31
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal	19
	SNS	Spiraea nipponica 'Snowmound' / Snowmound Spirea	3 Gal	6
	WF	Weigela florida 'Alexandra' TM / Weigela	3 Gal	26
	WV	Weigela florida 'Velweg' TM / My Monet Weigela	3 Gal	206

EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	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' / Densa Yew	5 Gal	34

GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal	17
	MS2	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal	78
	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	168

PERENNIALS & ANNUALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	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

TRACT A
PARKING REQUIRED: 1.25 LS SPACES
1 TREE / 25 SPACES = 1
CONT SHRUB MASSING FOR ANY PAVEMENT WITHIN 24' OF ENTRY
PROVIDED: 1 TREE
CONT SHRUBS
*PARKING LOT TREES ARE DISTRIBUTED THROUGHOUT ENTIRE PARKING LOT ACROSS ALL PHASE 1 LOTS
FOUNDATION REQUIRED: CONT SHRUB MASSING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES
PROVIDED: AS INDICATED

NORTH
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Final Development Plan
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Old Town At Creekside
Phase 1

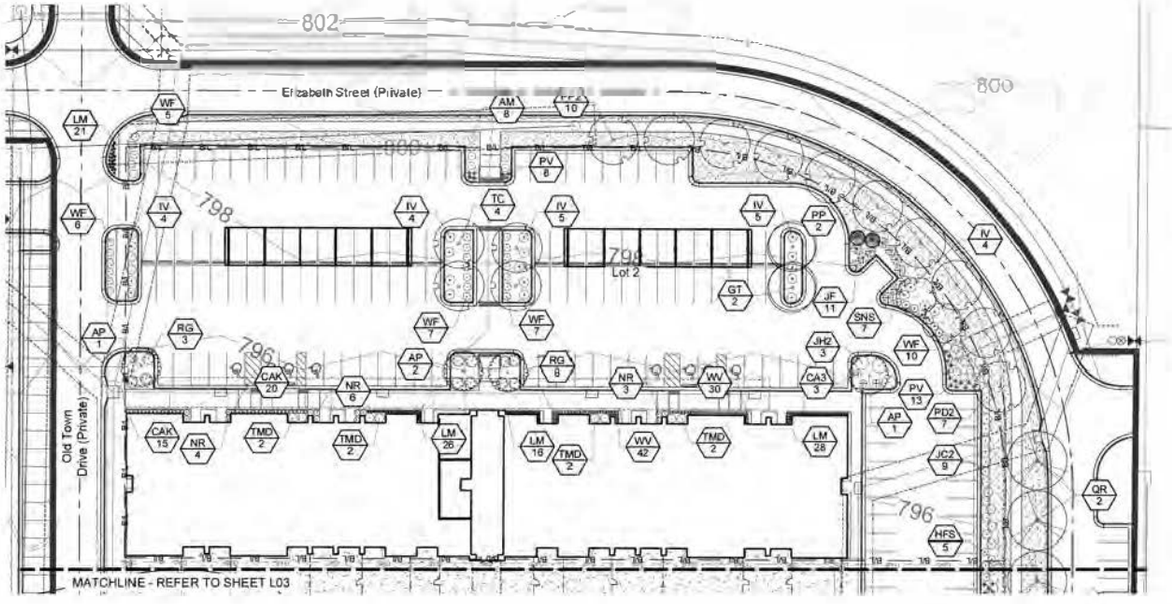
Tract A
Landscape Plan

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PLANT SCHEDULE LOT 2

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
	QR	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
SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.	8
	CA3	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal.	8
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	22
	PD2	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.	7
	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
	JHZ	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	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 Gal.	91
	NR	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	1 Gal.	43

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



PARKING REQUIRED: 348 LB, 342 SPACES
1 TREE / 25 SPACES = 6
6 TREES + SHRUB MASS NEIGHBOUR / Oxalis Str WITHIN 24 OF A STREET

PROVIDED: 6 TREES +
CONT. SHRUBS

PARKING LOT TREES ARE DISTRIBUTED THROUGHOUT ENTIRE PARKING LOT ACROSS ALL PHASE 1 LOTS

FOUNDATION REQUIRED: 60MT. SHRUB PLANTING ALONG 75% OF ALL NON PAVED BUILDING FRONTAGES

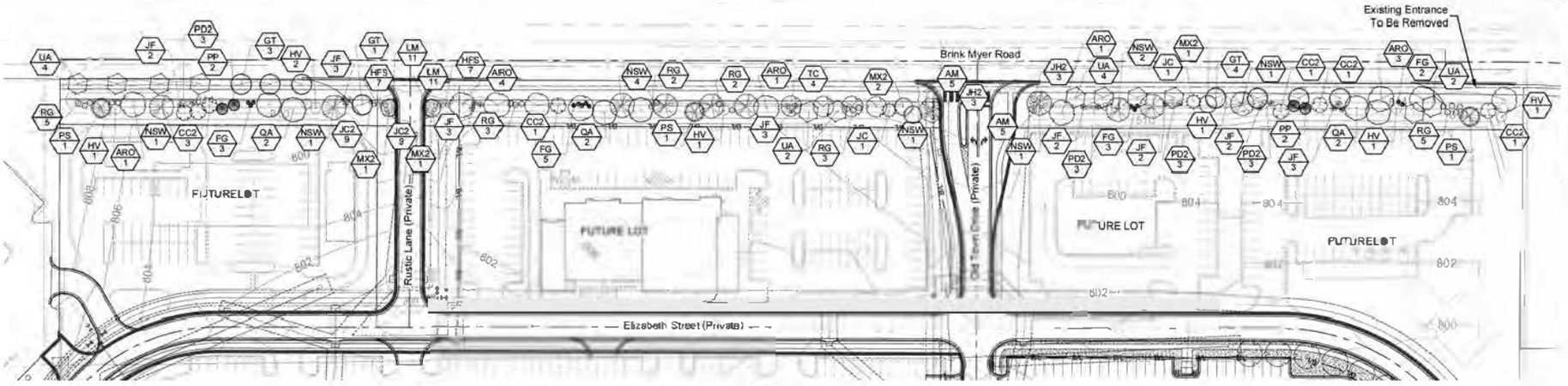
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Final Development Plan
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Old Town At Creekside
Phase 1

Lot 2 Landscape Plan

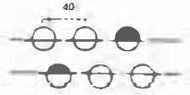
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PLANT SCHEDULE BRINK MYER ROAD

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B 2" Cal	10
	GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B 2" Cal.	8
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal	11
	OA	Quercus alba / White Oak	B&B 2" Cal	6
	TC	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B 2" Cal.	4
	UA	Ulmus americana 'Valley Forge' / American Elm	B&B 2" Cal	12
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC	Juniperus virginiana 'Canaerti' / Canaerti Juniper	B&B 6' Ht Min	2
	PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B 6' Ht Min	4
	PS	Pinus strobus / White Pine	B&B 6' Ht Min	3
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B & B 1.5" Cal	7
	MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B 1.5" Cal	5

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal	10
	FG	Forsythia x intermedia 'Gold Tide' TM / Gold Tide Forsythe	5 Gal	18
	HV	Hamamelis virginiana / Common Witch Hazel	3 Gal	7
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal	14
	PW2	Physocarpus opulifolius 'Dart's' / Dart's Ninebark	3 Gal	12
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 Gal	20
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC2	Juniperus sabinensis 'Gold Lace' / Gold Lace Juniper	5 Gal	18
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal	28
	JH2	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal	8
PERENNIALS & ANNUALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	LM	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 Gal	22



BRINK MEYER STREET TREES
1,417 LF
REQUIRED: STREET TREES
PROVIDED: 35 TREES

BRINK MEYER SUMMARY
1 TREE/ 40 LF (1 EVERGREEN FOR EVERY 5 DECIDUOUS TREES) 1 TREE/ 40 LF
1417 LF
REQUIRED: SHADE = 21
EVERGREEN = 8
SHRUB = 140
PROVIDED: 21 SHADE
8 EVERGREEN
140 SHRUBS



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Final Development Plan
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Old Town At Creekside
Phase 1

Brink Myer Road
Landscape Plan

Renaissance Infrastructure Consulting

LANDSCAPE NOTES

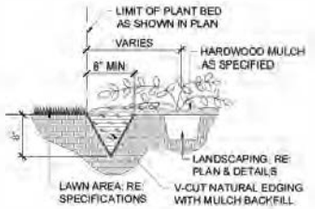
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL 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 PLANS 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 BANDS 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 SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED OR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDED OR SODDED WITH TIFF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANTED BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIBATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
14. ALL LANDSCAPE LOCATED WITHIN ANY ISLAND THAT IS WITHIN THE PUBLIC ROW SHALL BE MAINTAINED BY THE HOA.
15. LANDSCAPE FOR FUTURE PHASES, INCLUDING AREAS ADJACENT TO PRIVATE DRIVES SHALL BE DETERMINED WITH FINAL PLANS FOR THAT PHASE.



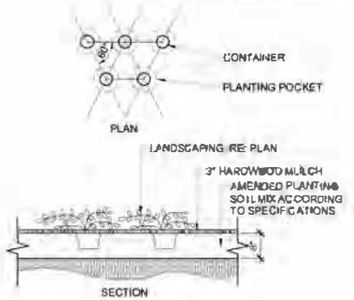
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE.

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

NOTES
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED 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.

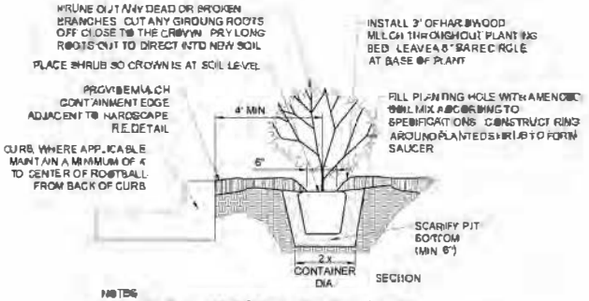


V CUT NATURAL EDGE DETAIL - NTS



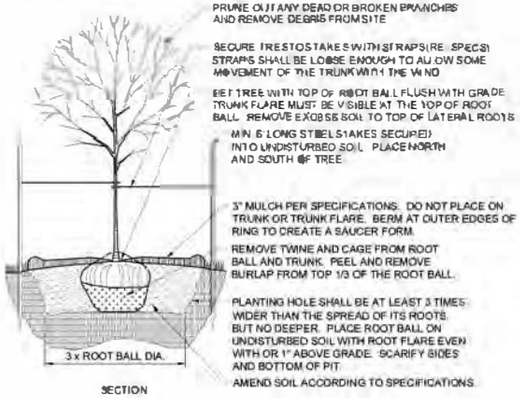
CONTAINER PLANTING DETAIL - NTS

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



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



DECIDUOUS TREE PLANTING DETAIL - NTS

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Final Development Plan

18-0211
Old Town At Creekside
Phase 1

Landscape Notes and Details

Renaissance Infrastructure Consulting
5995 Rio Grande Street, Suite 100, Colorado Springs, CO 80903
719.800.0093
www.RenaissanceInfrastructureConsulting.com