



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, July 11, 2023 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the July 11, 2023, regular meeting agenda.
- B. Approve the minutes for the May 9, 2023, regular meeting
- C. Election of Officers
 - 1. Chairman
 - 2. Vice-Chairman
 - 3. Secretary

4. Unfinished Business

5. Public Hearing

- A. An Application for Preliminary Development Plan for Park Hill Elementary School No. 12, a planned elementary school with accompanying public improvements on 29.01 acres, more or less, generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St. (Case No. PZ23-08A); *Hollis + Miller Architects, Applicant.*
- B. An Application for Preliminary Development Plan for Creekside West Apartments, a planned mixed-use development consisting of two (2) hotels, two (2) restaurants, and four (4) apartment buildings with a total of 200 residential units on 12.21 acres, more or less, generally located at the northwest corner of Highway 45 and Homer Pkwy. (Case No. PZ 2023-20A); *Parkville Development 140, Applicant.*

6. Regular Business

- A. Approval of Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 8 East St. (Case No. URC 2023-21); *Jim Ecton, 107 Main LLC, Applicant.*

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, July 18 and August 1 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, July 25 at 5:30 p.m.

Posted Date & Time: July 10, 2023 5:00 p.m. By: JK

- Planning & Zoning Commission Regular Meeting: Tuesday, August 8 at 5:30 p.m.

8. Adjournment



BYLAWS AND PROCEDURES
Of the
CITY OF PARKVILLE, MISSOURI
PLANNING AND ZONING COMMISSION
Adopted by the Parkville Planning Commission on 10/08/2002

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

I. AUTHORITY AND POWERS

The authority and powers of the Parkville Planning and Zoning Commission are those set forth in RSMO, Chapter 89 and amendments and supplements thereto, and those powers and duties delegated to the Planning and Zoning Commission by the Board of Aldermen for the City of Parkville as set forth in Title IV of the City Code of Ordinances.

Those powers and duties include:

- a. Create or cause to be created and adopt a city plan of future land use of the municipality.
- b. To make reports and recommendations relating to planning and development of the municipality to public officials, agencies, and citizens.
- c. To review and approve the location, extent and character of public improvements, all streets, public facilities, and public utilities (either publicly or privately owned) to insure that such are in coordination with the city plan;
- d. To review the acceptance, widening, extension, relocation, narrowing, or change of use of any street or public improvement to insure that such are in coordination with the city plan;
- e. To review and make recommendations to the Board of Aldermen on all proposed plats of a subdivision of land lying within the municipality;
- f. To review and make recommendations to the Board of Aldermen on the adoption of or amendments to the City's subdivision regulations and zoning ordinance.

II. ORGANIZATION AND STRUCTURE

a. MEMBERSHIP

The Planning and Zoning Commission consists of not more than fifteen nor less than seven members appointed by, and including if he/she so desires, the Mayor. A member of the Board of Aldermen may serve on the Commission if the Board chooses to appoint a representative. Appointments made by the Mayor, with the consent of the Board of Aldermen, for service on the Planning and Zoning Commission shall be for a period of four (4) years, except when appointed to fill a vacancy of an unexpired term. All commissioners shall serve without pay or remuneration of any sort.

b. OFFICERS AND HOW ELECTED

1. The officers of the Planning and Zoning Commission shall consist of a Chairman, Vice Chairman, and Secretary. The Commission shall annually elect these officers from its citizen members at its regular meeting in June. Nominations shall be made from the floor, and the person receiving a majority vote of the total commission membership shall be declared elected. Officers shall serve until their successor is elected.
2. Any officer vacancies that may occur shall be filled at the next regular meeting in the same manner.

c. PRESIDING OFFICER

1. The Chairman or, in his absence, the Vice Chairman, shall preside at all meetings and hearings of the Commission. In the absence of both the Chairman and Vice Chairman, the Secretary shall preside over the Commission.
2. The presiding officer shall administer oaths of truthfulness, take evidence, enter discussions and vote on all matters coming before the Commission.
3. The presiding officer shall decide all points of order and procedure, subject to these rules, unless otherwise directed by the majority of the members of the Commission present.
4. The Chairman shall appoint members to serve on any committees of the Commission.

d. *COMMISSION STAFF LIAISON*

1. The Community Development Director, or designated representative, shall serve as the Staff Liaison to the Planning and Zoning Commission and shall provide the staff necessary to carry out the duties and responsibilities of the Commission. The Community Development Director may appoint a member of his/her staff to serve as the Recorder of the meeting minutes. All references in these rules to the Staff Liaison shall include the Director of Community Development or his/her appointed staff or designees.
2. The Staff Liaison shall process all applications that are to be brought before the Commission and in doing so, guide the applicant through the proper procedures of the applicable ordinances, regulations or requirements.
3. The Staff Liaison shall be responsible for all routine correspondence and provide for the proper presentation of zoning amendments, subdivision developments and other matters coming before the Commission, including preparation of the official agenda.
4. The Staff Liaison shall attend all official meetings and hearings of the commission, keep the minutes, compile records, maintain files, and make available current ordinances, maps, and other pertinent information relating to the duties of the Commission.

III. MEETINGS

a. *OPEN MEETINGS*

All meetings of the Commission, including committee meetings, shall be open to the public and comply with the state's open meeting laws, and shall be conducted generally according to Robert's Rules of Order.

b. *REGULAR MEETINGS*

The Commission shall meet at the time and place set by resolution of the Planning and Zoning Commission, unless otherwise specified in official public notices. In the event that no business comes before the Planning and Zoning Commission for a specific meeting, the Chairman may elect to cancel the regular meeting and direct the Staff Liaison to notify all members of such cancellation.

c. *SPECIAL MEETINGS*

Special meetings may be called by the Chairman, or by any two (2) members, when required to act upon matters before the Commission, provided at least seventy-two (72) hours notice is delivered to the residence of each member of the Commission and to the public by posting such notice in a conspicuous place within the Parkville City Hall. Such notice shall specify the subject, time and place for such special meeting. Only the subject contained in the notice may be considered at such special meetings.

d. *ADJOURNED MEETINGS*

Meetings may be adjourned to a specified date, time, and place. In order to adjourn such meetings, a quorum need not be present; however, the notice provisions of special meetings shall apply if a quorum is not present.

e. *QUORUM*

A quorum shall consist of a majority of the total members of the Commission.

f. *VOTING*

An affirmative vote of a majority of the members present is required to pass any motion. The passage of a resolution requires a majority vote of the full membership of the Planning and Zoning Commission. The presiding officer may call for a roll call vote and the minutes shall reflect such votes.

g. *AGENDA*

An official agenda generally following the "ORDER OF BUSINESS" shall be made available for all regular meetings and the presiding officer shall generally adhere to said agenda unless it is amended or revised by consent of the majority of the Commission members present.

h. *ORDER OF BUSINESS*

1. Call to order by presiding officer.
2. Roll call to determine quorum.
3. Acceptance of the agenda.
4. Consideration of minutes from previous meeting(s).
5. Old business, including hearings continued from previous meetings.
6. Public hearings (newly introduced).
7. Regular business from staff, public and plats.
8. Other business including reports from special committees, resolutions and recommendations by the Commission or special reports from staff.
9. Adjournment for continuance of any unfinished business to the next regular or special meeting called.

i. *DISPOSITION*

All items coming before the Commission as agenda items shall be acted upon on the day presented or heard and such action shall be one of the following:

1. Denial;
2. Approval;
3. Continuance;
4. Recommended to Board of Aldermen for approval;
5. Recommended to Board of Aldermen for disapproval (denial); or
6. Taken under advisement.

j. *ATTENDANCE*

Any member of the Planning and Zoning Commission that is absent for three consecutive meetings without making prior arrangements shall be deemed to have resigned from the Planning and Zoning Commission. A replacement member shall then be appointed by the mayor and approved by the Board of Aldermen.

IV. **PROCEDURES**

A. *OFFICE PROCEDURES*

1. Records and Files

Minutes shall be maintained for all Commission meetings and such minutes shall be filed in the office of Community Development. All maps, charts, materials, documents, reports and correspondence shall be carefully maintained and preserved in accordance with the retention schedules contained in the "Missouri Municipal Records Manual", and using office procedures compatible with the permanence and importance of such documentation. Security shall be provided to prevent any loss or unauthorized alteration.

2. Collection of Fees

Each application or activity coming before the Commission that requires a fee by law shall be accompanied by suitable payment, payable to the City of Parkville and accepted by the Staff Liaison before placed on the official agenda. The amounts and methods of payment of fees shall be in accordance with schedules and ordinances established or authorized by the Board of Aldermen.

B. *PUBLIC HEARING PROCEDURES*

1. **Legal Notice.** The Department of Community Development is responsible for assuring all legal notices relating to this commission are duly published according to law.
2. **Order of Appearance of Hearing.** The order of hearing for each case shall be:
 - a) Open public hearing.
 - b) Staff reports:
 1. Community Development Director or representative.
 2. Public Works Director or representative, if applicable.
 3. Reports from other departments or public entities, if applicable.
 - c) Applicant's report.

- d) Report of proponent(s).
 - e) Report of opponent(s).
 - f) Close public hearing.
 - g) Motion to dispose.
3. **Citizen Presentation.** All persons appearing before the Commission shall stand where directed and state their name and address for the record. Any person who wishes to question testimony or otherwise comment on an issue at hand shall first be recognized by the chairman and shall direct their questions and comments to the Commission. No cross-examination of witnesses by anyone other than Commission members shall be allowed unless specifically authorized by the presiding officer.
 4. **Time Limits for Presentations.** The presiding officer may limit the time any presenter, citizen, or witness has to state his/her case. Every effort shall be made to permit the development of all pertinent facts and to provide for the preservation of a fair and impartial hearing.
 5. **Commission Presentation.** No member of the Commission shall make the initial presentation on behalf of any applicant unless the member is the applicant. However, a Commission member may offer testimony on behalf of an applicant after that Commission member has disqualified themselves from the Commission.
 6. **Member Disqualification.** A member shall disqualify themselves and not participate in discussion or vote on any application in which the member, his employer, or any member of his immediate family has or have had any financial interest whatsoever. Any member affected by this regulation shall disqualify themselves prior to the presentation of the application. A member who disqualifies themselves shall remove themselves from the Commissioner's table until the disposition of the item.
 7. **Postponement or Tabling of Hearing.** The hearing of any application may, upon request by the applicant, be postponed or may be tabled and such tabling or postponement may be granted by the chairman of the meeting; provided that after the granting of two such postponements the members may vote to dismiss the subject application without prejudice and in such case the applicant, if it chooses to pursue the application, must re-file it according to the requirements of the zoning ordinance or subdivision regulations.

C. PROCEDURE FOR STAFF INITIATED AGENDA ITEMS

Staff initiated agenda items shall be placed on the agenda by the Community Development Director and acted upon in accordance with these Rules and Procedures. Such items may be presented directly by staff or may be referred to the Commission by the Board of Aldermen.

D. RESOLUTIONS OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission may adopt a resolution on any matter that comes before the Commission testifying its decision or recommendation to the Board of Aldermen.

E. PLANNING AND ZONING COMMISSION SUPPORT AT BOARD LEVEL

On matters of major importance that are acted on by the Planning and Zoning Commission and transmitted to the Board of Aldermen, it is appropriate to attend the Board meetings when such items are discussed to provide support of the Planning and Zoning Commission's action and recommendation.

F. ETHICAL PRINCIPLES OF THE PARKVILLE PLANNING AND ZONING COMMISSION AND STAFF

The Parkville Planning and Zoning Commission have officially adopted the following principles to govern the conduct of its business. Should any questions arise about the interpretation and application of any of these principles, staff or the city attorney should be consulted.

1. **Serve the Public Interest.** The primary obligation of Planning and Zoning Commission members and Community Development staff is to serve the public interest.
2. **Support Citizen Participation in Planning.** Members and staff should encourage a forum for meaningful citizen participation and expression in the planning process and assist in clarifying community goals, objectives, and policies.
3. **Recognize the Comprehensive and Long-Range Nature of Planning Decisions.** Planning and Zoning Commission members and planning staff must seek to balance and integrate physical (including historical, cultural, and natural), economic, and social characteristics of the community or area affected by planning decisions by gathering all relevant facts, considering responsible alternative approaches, and evaluating the means of accomplishing them. Planning and Zoning Commission members and planning staff should expressly evaluate foreseeable consequences before making a recommendation or decision.
4. **Expand Choice and Opportunity for All Persons.** Commission members and planning staff should strive to make decisions that increase choice and opportunity for all persons; recognize a special responsibility to plan for the needs of disadvantaged people; and urge that policies, institutions, and decisions that restrict choices and opportunities be changed.
5. **Facilities Coordination through the Planning Process.** Planning and Zoning Commission members and planning staff should strive to ensure that individuals and public and private agencies likely to be affected by a prospective planning decision receive adequate information far enough in advance of the decision to allow their meaningful participation.
6. **Avoid Conflict of Interest.** To avoid conflict of interest and the appearance of impropriety, Planning and Zoning Commission members who may receive some private benefit from a public planning decision must not participate in that decision. The private benefit may be direct or indirect, create a material personal gain, or provide an advantage to an immediate relation.
7. **Render Thorough and Diligent Planning Service.** Should a Planning and Zoning Commission member or members of staff believe he/she can no longer render service in a thorough and diligent manner, he/she should resign from the position. If a member has not sufficiently reviewed relevant facts and advice affecting a public planning decision, the member should not participate in that decision.
8. **Not Seek or Offer Favors.** Planning and Zoning Commission members and staff must not directly or indirectly solicit any gift or accept or receive any gift (whether in money, services, loans, travel, entertainment, hospitality, promises, or in some other form) under circumstances in which it could be reasonably inferred that the gift was intended or could reasonably be expected to be intended to influence them in the performance of their duties or that it was intended or could reasonably be construed to be intended as a reward for any recommendation or decision on their part.
9. **Not Disclose or Improperly Use Confidential Information for Financial Gain.** Planning and Zoning Commission members and staff must not disclose or use confidential information obtained in the course of their planning duties for financial or other gain.
10. **Ensure Full Disclosure at Public Hearings.** Planning and Zoning Commission members and staff members must ensure that the presentation of information on behalf of any party to a planning question occurs only at the scheduled public hearing on the question, not in private, unofficially, or with other interested parties absent. The official must make ex-parte information (received in mail, by telephone, or other communication) regarding the issue part of the public record.



Staff Analysis

Agenda Item: 5.A

Proposal: Application for Preliminary Development Plan for Park Hill Elementary School No. 12, a planned elementary school with accompanying public improvements on 29.01 acres, more or less, generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St.

Staff Recommendation: Approval (with conditions)

Case No: PZ23-08A

Applicant: Philip Korthanke, Hollis and Miller Architects

Owners: Park Hill School District

Location: South of Meadows at Creekside 1st Plat; generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St.

Zoning: Existing: "R-4-P" Planned Mixed-Density Residential

Parcel #s: All of Platte County parcels #20-4.0-19-000-000-029.000, 20-4.0-19-000-000-031.000, and 20-4.0-19-000-000-033.000

Exhibits:

- A. This Staff Analysis
- B. Application for Preliminary Development Plan
- C. Subject Area Property Map
- D. Park Hill Elementary School No. 12 Preliminary Development Plan (dated 6/5/23, prepared by Hollis + Miller Architects)
- E. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/PA3395-DIV-05>)
- B. Parkville Master Plan (<http://parkvillemo.gov/government/city-plans-studies/master-plan/>)
- C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper
- E. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)

Comments

Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on July 7, 2023.

Overview

The application proposes a preliminary development plan for the construction of a new elementary school on 29.01 acres, more or less, generally located south of the Meadows at Creekside 1st Plat. The subject property is currently unplatted and undeveloped.

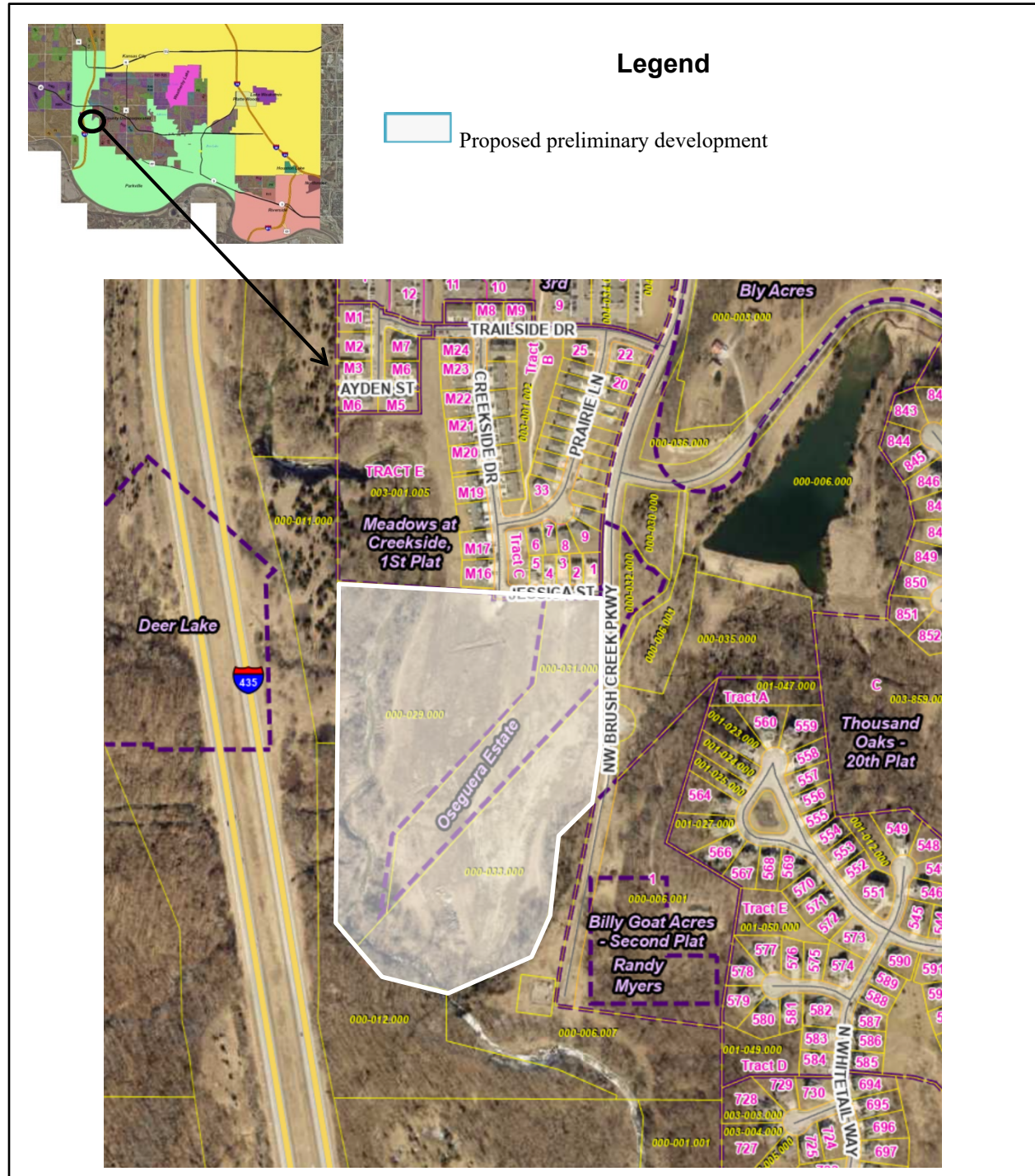


Exhibit C: Subject Area Property Map

The applicant proposes developing one (1) lot for a new elementary school and one (1) tract of open space on the 29.01 acre +/- property. The development includes access from NW Brush Creek Parkway. The applicant is also proposing public improvements including the removal of intersections on Jessica Street, the improvement of the existing cul-de-sac on Brush Creek Parkway, and a proposed trail by Platte County Parks and Recreation. The subject property is currently zoned “R-4-P” Planned Mixed-Density Residential. The R-4-P zoning district allows “Education – Neighborhood School” uses by-right.

Review and Analysis

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff’s findings and conclusions for the preliminary development plan (Case No. PZ23-08A).

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**

The planned district allows for the development to meet the needs of the School District as well as provide amenities for the local neighborhoods.

- 2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**

The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

- 3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**

“The R-4 Mixed-Density Residential District provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable

patterns. This district should be used in older central sections of the City or new mixed-use areas.” The proposed project meets and furthers the intent of the applicable zoning district.

4. **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

Parkville Master Plan

The *Parkville Master Plan* Future Land Use Plan projects Medium-Density Residential land use for this property. Medium-Density Residential future land use includes single-family residential detached and attached building types at a density of 6 to 12 units per acre. Additionally, the *Parkville Master Plan* highlights the importance of civic uses such as schools in close proximity to residential neighborhoods.

5. **The plan meets all of the review criteria for a zoning map amendment.**

The preliminary development plan is utilizing the existing zoning district.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed preliminary development plans: Accomplishes goals of the *Parkville Master Plan*; promotes the general public health, safety and welfare of the community as a result of flexibility from the “R-4-P” Planned Mixed-Density Residential standards; is better able to meet or exceed the intent statement of the base zoning district as a result of flexibility from the “R-4-P” Planned Mixed-Density Residential standards; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan*; and meets all review criteria for a zoning map amendment.

Staff recommends approval of the preliminary development plan for Park Hill Elementary School No. 12 based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Preliminary Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or

without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on July 18, 2023 for final action.

End of Memorandum

A handwritten signature in black ink, appearing to read "Brad Stanton", written over a horizontal line.

Brad Stanton, AICP
Planner

07-07-2023

Date



Application #: _____
 Date Submitted: _____
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Preliminary Development Plan

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Philip Korthanke
 Company: Hollis and Miller Architects
 Address: 1828 Walnut Street, Suite 922
 City, State: Kansas City, Missouri 64108
 Phone: (816) 442-7700 Fax: _____
 E-mail: pkorthanke@hollisandmiller.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: David Wood, P.E./Kenneth Dedrick, P.L.S.
 Company: Kaw Valley Engineering, Inc.
 Address: 14700 W. 114th Terrace
 City, State: Lenexa, Kansas 66215
 Phone: (913) 894-5150 Fax: (913) 894-5977
 E-mail: wood@kveng.com/dedrick@kveng.com

Owner(s), if different from applicant

Name: Jim Rich, Director of Operations
 Company: Park Hill School District
 Address: 7701 W Barry Road
 City, State: Kansas City, Missouri 64153
 Phone: (816) 359-6477 Fax: _____
 E-mail: richj@parkhill.k12.mo.us

Contact Person, if different from applicant

Name: _____
 Company: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____

DocuSigned by:

 0B58E68C-C497-4162-9DAB-FDBB9E64712F

6/2/2023

Date: _____

Property Owner's Signature (Required) _____

DocuSigned by:

 PSC41EC80E27403...

6/5/2023

Date: _____

2. Property Information

Property address and general location: SWC NW Brush Creek Parkway and Jessica Street

Legal description (may be attached): Attached

Description of proposed use(s): Proposed Elementary School

Zoning district: RP-4

Gross acreage of lot: 29.01 acres

Open space acreage: TBD

Proposed block and lot pattern: N/A

Lot coverage: 29.01 Acres

Density/Intensity: 1 Lot/1 Tract

Net acreage of lot: 29.01 acres

Building types/scale: _____

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached):

Removal of Intersections on Jessica Street. Improvement of Cul-de-sac on Brush Creek Parkway and installation of sidewalks. Proposed trail by Platte County Parks and Recreation.

4. Public Realm

- **All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.**

Functions of proposed new roadways: N/A

Proposed surface material: Asphalt

Maximum grade: Existing

General design characteristics, open spaces, civic spaces and circulation network:

See attached Site Plan.

Are area streets and utilities sufficient to serve the property once developed? Yes.

(Note: a traffic study may be required in order to adequately address this question)

Explain: Utility connections were vetted during due diligence. Reference attached Traffic Impact Statement for discussion of street network.

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. *How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.*
2. *How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.*
3. *How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.*
4. *How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.*
5. *How the plan meets all of the review criteria for a zoning map amendment.*

5. Checklist of required submittals

- ☒ Completed application, including site plans with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☒ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # AA Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

6. Preliminary Development Plan checklist for staff review**1. Basic Information**

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: Submissions of preliminary development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

R

Q

P

N

M

L

K

J

H

G

F

E

D

C

B

A

Park Hill School District

PARK HILL ELEMENTARY SCHOOL NO. 12

SOUTHWEST CORNER OF BRUSH CREEK PARKWAY AND JESSICA STREET
PARKVILLE, PLATTE COUNTY, MISSOURI
SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

R

Q

P

N

M

L

K

J

H

G

F

E

D

C

B

A

INDEX OF DRAWINGS

CIVIL	
C000	DEVELOPMENT PLAN & PRELIMINARY PLAT
C050	TRAFFIC MANAGEMENT AND IMPROVEMENT PLAN
C060	FIRE TRUCK TURN MOVEMENT
C300	OVERALL GRADING PLAN
LANDSCAPE	
L400	LANDSCAPE PLAN
L401	LANDSCAPE PLAN ENLARGEMENT
L402	LANDSCAPE PLAN ENLARGEMENT
L403	LANDSCAPE PLAN ENLARGEMENT
L404	LANDSCAPE PLAN ENLARGEMENT
ARCHITECTURE	
A201	EXTERIOR ELEVATIONS - OVERALL
A211	EXTERIOR ELEVATIONS - ENLARGED
A212	EXTERIOR ELEVATIONS - ENLARGED
A213	EXTERIOR ELEVATIONS - ENLARGED
MECHANICAL/ELECTRICAL	
ME201	MECHANICAL AND ELECTRICAL - SITE PLAN
ME201P	PHOTOMETRICS - SITE PLAN

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

R

Q

P

N

M

L

K

J

H

G

F

E

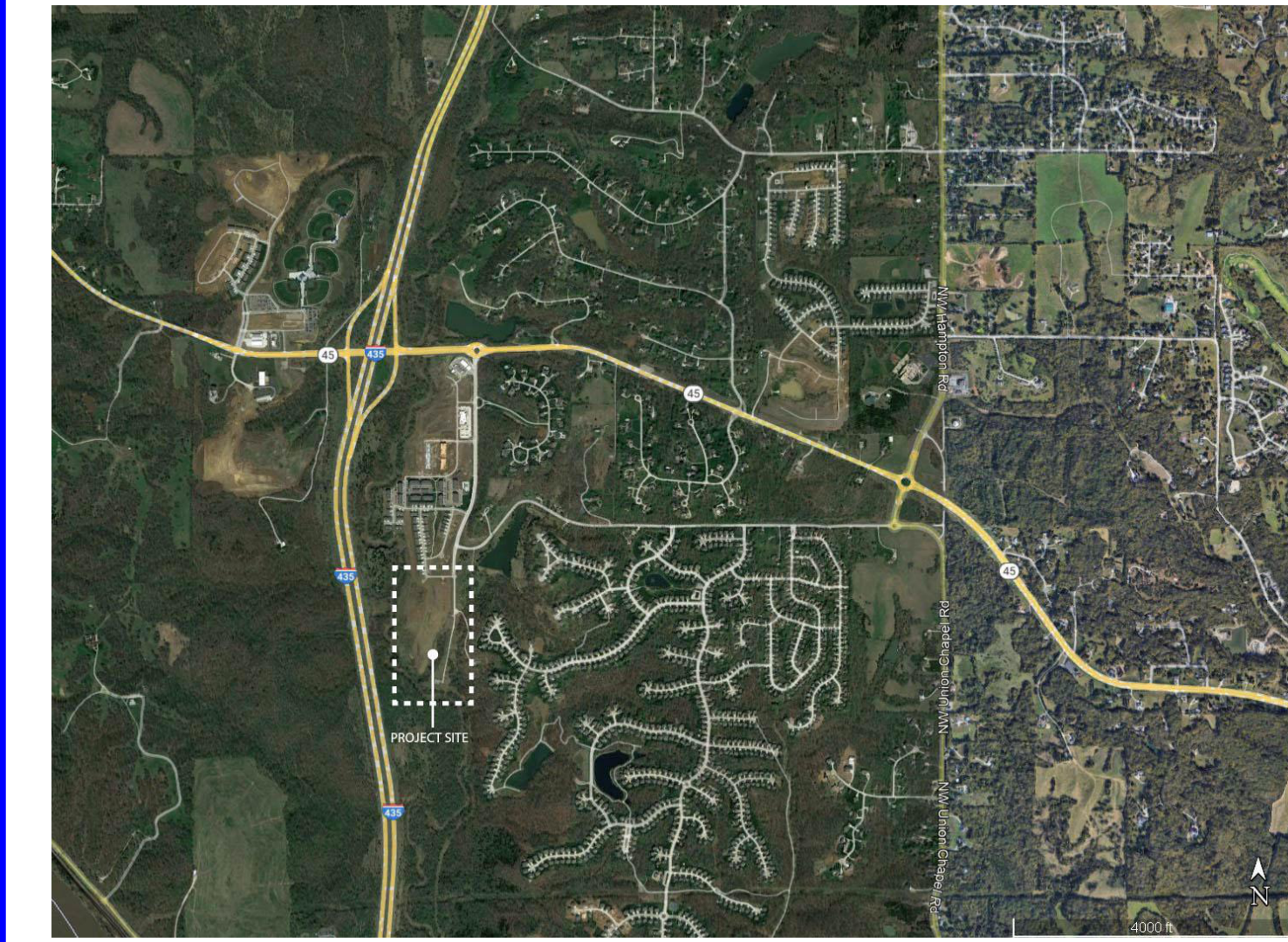
D

C

B

A

VICINITY MAP



1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

R

Q

P

N

M

L

K

J

H

G

F

E

D

C

B

A

DESIGN TEAM

ARCHITECT:

Hollis + Miller Architects
1828 Walnut Street Ste 922
Kansas City, MO 64108
CONTACT: Philip Korthanke
PHONE: 816.442.7700
FAX: 816.599.2545

CONSTRUCTION MANAGER:

Newkirk Novac
1615 Argentine Blvd
Kansas City, KS. 66105
CONTACT: Ben Vanderau
PHONE: 913.342.1150

CIVIL ENGINEER:

Kaw Valley Engineering
14700 West 114th Terrace
Lenexa, KS 66215
CONTACT: David Wood
PHONE: 913.894.5150

STRUCTURAL ENGINEER:

Bob D Campbell Engineers
4338 Belleview Ave.
Kansas City, MO 64111
CONTACT: Wayne Davis / Tyler Jacobs
PHONE: 816.531.4144

LANDSCAPE ARCHITECT:

Confluence
417 Delaware Street
Kansas City, MO 64105
CONTACT: Kangeun Lee
PHONE: 816.531.7227

MECH/ELECT ENGINEER:

Smith & Boucher Engineers
25618 West 103rd Street
Olathe, KS 66061
CONTACT: Ryan Diediker
PHONE: 913.345.2127

GEOTECHNICAL ENGINEER:

Company Name
Street Address
City, State Zip
CONTACT: Name
PHONE: 123.456.7890
FAX: 123.456.7890

FOOD SERVICE CONSULTANT:

Company Name
Street Address
City, State Zip
CONTACT: Name
PHONE: 123.456.7890
FAX: 123.456.7890

PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District

NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

PLANNING SUBMITTAL

REVISIONS:

#	Description	Date
---	-------------	------

JOB NO: 22158
DRAWN BY: VP
CHECKED BY: NY
DATE: 06.09.2023

G000

PARK HILL ELEMENTARY SCHOOL NO. 12
PRELIMINARY DEVELOPMENT PLAN & PLAT
SOUTHWEST CORNER OF BRUSH CREEK PARKWAY AND JESSICA STREET
PARKVILLE, PLATTE COUNTY, MISSOURI
SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST

DESCRIPTION: (PER TITLE COMMITMENT)(SPECIAL WARRANTY DEED BOOK 1336, PAGE 363 (D1))
ALL THAT PART OF SOUTHEAST QUARTER 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 984 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 SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 16
MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 680.00 FEET TO THE POINT
OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG SAID WEST
LINE, 1264.02 FEET, TO THE SOUTHWEST CORNER OF MEADOWS AT CREEKSIDE, 1ST PLAT, A SUBDIVISION IN
THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID MEADOWS AT
CREEKSIDE, 1ST PLAT FOR THE FOLLOWING THREE COURSES; THENCE SOUTH 85 DEGREES 48 MINUTES 45
SECONDS EAST, 580.42 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A
RADIUS OF 975.00 FEET, AN ARC LENGTH OF 22.75 FEET AND A CHORD WHICH BEARS SOUTH 05 DEGREES 17
MINUTES 48 SECONDS WEST, 22.74 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 15 SECONDS EAST, 398.66
FEET TO THE SOUTHEAST CORNER OF SAID MEADOWS AT CREEKSIDE, 1ST PLAT AND A POINT ON THE
WESTERLY RIGHT OF WAY LINE OF NW BRUSH CREEK PARKWAY; THENCE CONTINUING ALONG SAID WESTERLY
RIGHT OF WAY LINE ALONG THE FOLLOWING THREE COURSES; THENCE SOUTH 00 DEGREES 00 MINUTES 00
SECONDS EAST, 523.72 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 SOUTH 05 DEGREES 50 MINUTES
49 SECONDS WEST, 196.95 FEET; THENCE SOUTH 11 DEGREES 41 MINUTES 38 SECONDS WEST, 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
SOUTH 44 DEGREES 18 MINUTES 48 SECONDS WEST, 161.93 FEET; THENCE SOUTH 08 DEGREES 07 MINUTES 50
SECONDS WEST, 301.78 FEET; THENCE SOUTH 22 DEGREES 05 MINUTES 31 SECONDS WEST, 167.14 FEET;
THENCE SOUTH 66 DEGREES 38 MINUTE 01 SECONDS WEST, 322.43 FEET; THENCE NORTH 79 DEGREES 17
MINUTES 55 SECONDS WEST, 245.01 FEET; THENCE NORTH 40 DEGREES 17 MINUTES 55 SECONDS WEST, 148.22
FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF LOT 1 OF SAID
OSEGUERA ESTATE, AND FROM THE SOUTHERLY CORNER THEREOF BEARS NORTH 42 DEGREES 17
MINUTES 11 SECONDS EAST, 158.06 FEET; THENCE NORTH 41 DEGREES 12 MINUTES 18 SECONDS WEST, 134.18
FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR
OTHER PUBLIC RIGHTS-OF-WAY.

- SITE DATA:**
- EXISTING ZONING: "R4" - MIXED DENSITY RESIDENTIAL
CHANGE IN ZONING TO: R1, R2, R3 OR R5 IS PROPOSED TO ACCOMMODATE USE
A. R4 SETBACKS: FRONT 40' MAX, SIDE 20' MAX, REAR 50' MAX
PROPOSED SETBACK: SEE PLAN
B. MAXIMUM HEIGHT: 2-1/2 STORIES (35' AT EAVE)
PROPOSED HEIGHT: SEE ELEVATIONS ON ARCHITECTURAL PLAN SHEETS
C. BUILDING GROSS SF: 74,410 ± (PARTIAL TWO STORY)
GROUND FLOOR: 59,860 ±
UPPER FLOOR: 14,550 ±
TOTAL FLOOR AREA: 74,410 ±
FLOOR AREA RATIO: 4.78 ±
 - LAND USE: ELEMENTARY SCHOOL (NOT PERMITTED IN R4) CONDITIONAL USE IN ZONING DISTRICTS
R1, R2, R3 OR R5
 - LAND AREA:
LOT 1: 591532 SF OR 13.580 AC
TRACT A: 672379 SF OR 15.435 AC
TOTAL LAND AREA: 1,263,911 SF OR 29.015 AC
EXISTING IMPERVIOUS COVERAGE: 0.02 AC
PROPOSED IMPERVIOUS COVERAGE: 6.03 AC
INCREASE: 6.01 AC
 - VEHICLE PARKING:
REQUIRED STALLS FOR ELEMENTARY SCHOOL: 4 STALL PER CLASSROOM
PROPOSED VEHICLE PARKING: REFER TO PROPOSED TRAFFIC MANAGEMENT AND IMPROVEMENT
PLAN.
 - BICYCLE PARKING (408,030 D):
REQUIRED FOR ELEMENTARY SCHOOL: 25% NUMBER OF STUDENTS:
PROPOSED BICYCLE PARKING: REFER TO PROPOSED TRAFFIC MANAGEMENT AND IMPROVEMENT
PLAN.

STORM WATER:
THE SITE IS SITUATED IN THE BRUSH CREEK WATERSHED. STORM WATER WILL BE COLLECTED
AND CONVEYED BY PUBLIC STORM SEWER, PRIVATE STORM SEWER OR OVERLAND FLOW ON
PROPERTY AND DISCHARGE DIRECTLY TO BRUSH CREEK OR ITS TRIBUTARY ON THE SOUTHWEST
SIDE OF THE SITE. THE DEVELOPMENT OF THE PROPERTY WILL CAUSE AN INCREASE IN
IMPERVIOUS COVERAGE. DUE TO PROXIMITY TO BRUSH CREEK AND LOCATION OF IN THE
WATERSHED, FLOOD CONTROL IS NOT PROPOSED. HOWEVER, WATER QUALITY MITIGATION IS
PROPOSED AS PART OF THIS PROJECT. STORM WATER FEATURES WILL BE DESIGNED IN
ACCORDANCE WITH THE KANSAS CITY METROPOLITAN CHAPTER OF APWA, SECTION 5600 AS
ADOPTED AND AMENDED BY THE CITY OF PARKVILLE, MISSOURI. REFERENCE THE STORM WATER
MANAGEMENT PLAN FOR PARK HILL ELEMENTARY NO. 12.

WATER SERVICE:
DOMESTIC WATER AND WATER FOR FIRE PROTECTION ARE PROVIDED BY
CONSOLIDATED WATER SUPPLY DISTRICT #1 OF PLATTE COUNTY. EXTENSION
OF PUBLIC WATER MAINS IS NOT PROPOSED AS PART OF THIS PROJECT.
TAPS FOR DOMESTIC AND FIRE PROTECTION SERVICE WILL BE LOCATED
ALONG BRUSH CREEK PARKWAY.

LIQUID WASTES:
SANITARY SEWER IS PROVIDED BY THE CITY OF PARKVILLE, MISSOURI.
RELOCATION AND EXTENSION OF PUBLIC SANITARY SEWER IS NOT PROPOSED
AS PART OF THIS PROJECT. SERVICE LINE WILL BE ROOTED DIRECTLY TO
EXISTING MANHOLE ON THE SOUTH SIDE OF THE SITE.

FLOOD STATEMENT:
THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE
OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AND SURVEYED PROPERTY IS SHOWN TO BE
LOCATED IN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD). AREAS OF
1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE
AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE
FLOOD). SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" AREAS WITH NO BASE
FLOOD ELEVATIONS DETERMINED. AS DEPICTED ON FLOOD INSURANCE RATE MAP NO.
29165C03600, MAP REVISED APRIL 2, 2015, CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI.
LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

UNDERGROUND UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY
INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF
EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF
SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN
ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH HE DOES CERTIFY THAT THEY ARE
DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE
SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE
UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS
SURVEY.
MISSOURI ONE CALL TICKET NO. 211523131, 211523198, 211543057, 211544180

UTILITY CONTACTS:

SANITARY SEWER:
CITY OF PARKVILLE PUBLIC
WORKS
8880 CLARK AVENUE
PARKVILLE, MO 64152
PHONE: (816) 741-7676
CONTACT: DANIEL HARPER
EMAIL: dharper@parkvillemo.gov

GAS:
SPIRE ENERGY
7500 EAST 35TH STREET
KANSAS CITY, MISSOURI 64129
PHONE: (816) 472-3434
CONTACT: CHRIS COLLINS
EMAIL: Chris.Collins@spireenergy.com
RIGHT OF WAY: BEVERLY PASSANTINO
EMAIL: Beverly.Passantino@thelcledgroup.com

WATER:
CONSOLIDATED PUBLIC WATER SUPPLY
DISTRICT NO.1 OF PLATTE COUNTY
8880 CLARK AVENUE
KANSAS CITY, MO 64152
PHONE: (816) 891-3457

COMMUNICATION:
AT&T
PHONE: (800) 288-2020
TIME WARNER CABLE
PHONE: (816) 222-5952
BIRCH TELECOM
PHONE: (888) 585-6454

- ELECTRICAL:**
EVERGY
PHONE: (888) 471-5275
8325 N PLATTE PURCHASE DRIVE
KANSAS CITY, MISSOURI 64118
PHONE: (816) 402-4803
CONTACT: RONALD MCCALL
EMAIL: mccall@evergy.com
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND
DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS,
PREFAB BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT
DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY
DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND
COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
GRADE AT ALL STOPS SHALL SLOPE AWAY FROM BUILDING AT 1/4" FT MAX. (2.0%)
UNLESS NOTED OTHERWISE, REFER TO SHEET S-1 SECTION
ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.**

PREPARED FOR:
PARK HILL SCHOOL DISTRICT
7701 NW BARNS ROAD
KANSAS CITY, MO 64153
PHONE: (816) 359-6477
CONTACT: JIM RICH
EMAIL: richj@parkhill12.mo.us

PREPARED BY:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERRACE
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: DAVID WOOD
EMAIL: wood@kveeng.com

- LEGEND**
- CONTROL POINT
 - SECTION CORNER FOUND
 - OTHERWISE NOTED
 - 5/8" REBAR W/S 214'
 - CAP SECTION CORNER SET
 - UNLESS OTHERWISE NOTED
 - MONUMENT FOUND
 - ORIGIN UNCERTAIN UNLESS
 - OTHERWISE NOTED
 - W/S 214' CAP SET
 - (UNLESS OTHERWISE NOTED)
 - BENCHMARK
 - GATE POST
 - BARBED WIRE FENCE
 - WIRE FENCE
 - STREET/TRAFFIC SIGN
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER LINE
 - CORRUGATED METAL PIPE
 - PVC
 - POLYETHYLENE GLASS FIBER REINFORCED PIPE
 - HDPVC
 - REINFORCED CONCRETE PIPE
 - TELEPHONE PEDESTAL
 - MAIL BOX
 - 10' CABLE TV PEDESTAL
 - ELECTRIC BOX
 - UNDERGROUND GAS
 - GAS METER
 - GAS LINE SIGN
 - WATER LINE
 - WATER METER
 - WATER LINE GATE VALVE
 - FIRE HYDRANT
 - EXISTING GRADE 5' CONTOUR
 - EXISTING GRADE 1' CONTOUR
 - BACK TO BACK OF CURB MEASUREMENT
 - EDGE TO EDGE OF ASPHALT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE LINE
 - LANDSCAPING AREA
 - CONC
 - CONCRETE
 - (C) CALCULATED VALUE
 - (D) DEED VALUE
 - (W) MEASURED VALUE
 - (S1) SURVEY REFERENCE NUMBER
 - (D1) DEED REFERENCE NUMBER
- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE ARCHITECT.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE KANSAS CITY METROPOLITAN CHAPTER OF APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF PARKVILLE.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO PUBLIC RIGHT-OF-WAYS IN THE CONSTRUCTION AREA.
 - ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

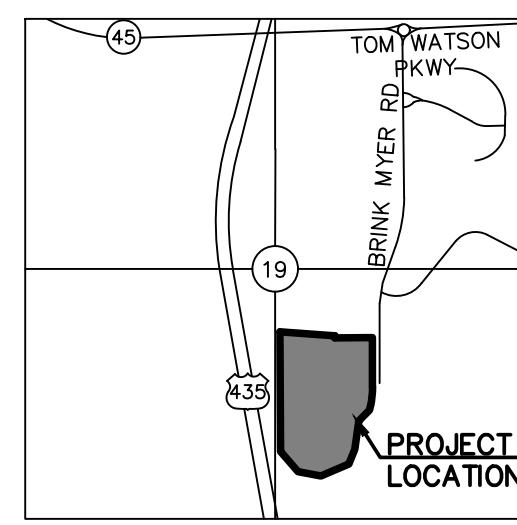
PROJECT BENCHMARK: (NAVD 1988/2001)
BM #8 PID:KE-1639(NGS)
3" NOS MONUMENT (DATED 1989) SET VERTICALLY IN THE WEST FACE OF THE MOST WEST 1 OF 3 PIER COLUMNS OF THE SECOND PIER SOUTH OF THE NORTH ABUTMENT OF SOUTHBOUND I-435 BRIDGE OVER RIVER ROAD.
NOTE: ELEVATION TRANSFERRED TO MAG NAIL IN THE SOUTH EDGE OF RIVER ROAD ±70' WEST OF THE MONUMENT FOR CONTROL LOCALIZATION.
SCALED AROUND 0.0
BM #20 PID:165028
NORTHING: 338997.270 (M)
EASTING: 829448.790 (M)
ELEVATION: 300.8 (M)

PROJECT CONTROL: (U.S. SURVEY FEET)
CP #200
2' MONUMENT FOUND AND HELD
NORTHING: 1110515.60 (GROUND)
EASTING: 2715517.59 (GROUND)
ELEV: 791.41
CP #201
SET CUT "Y"
NORTHING: 1110582.77 (GROUND)
EASTING: 2715924.08 (GROUND)
ELEV: 796.50
CP #203

1/2" REBAR W/ ORANGE CONTROL CAP
NORTHING: 1109489.46 (GROUND)
EASTING: 2715469.94 (GROUND)
ELEV: 776.53
CP #204
1/2" REBAR W/ ORANGE CONTROL CAP
NORTHING: 1110126.82 (GROUND)
EASTING: 2715136.89 (GROUND)
ELEV: 772.60
CP #205
1/2" REBAR W/ ORANGE CONTROL CAP
NORTHING: 1109832.39 (GROUND)
EASTING: 2715931.41 (GROUND)
ELEV: 781.04

DAVID D. WOOD
ENGINEER
NO. 201037427
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
14K@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER
ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF
AUTHORITY # 000842, EXPIRES 12/31/23



VICINITY MAP
SEC 19 TWP 51N - R34W
NOT TO SCALE

we design the future
1828 Walnut Street Suite 922
Kansas City, MO 64108
P: 816.442.7700
333 Perry Street Suite 205
Castle Rock, CO 80104
P: 719.313.9779
HOLLISANDMILLER.COM

Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture #000131
Kaw Valley Engineering
Civil Engineers
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215
913.894.5150 phone

Smith and Boucher
MEP Engineers
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suite 200
Olathe, KS 66061
913.345.2127 phone

Confluence Design
Landscape Architects
State Certificate of Authority #LA-2004030673
4117 Delaware Street
Kansas City, MO 64105
816.531.7227 phone

PARK HILL ELEMENTARY SCHOOL NO. 12

NW BRUSH CREEK PARKWAY & NW JESSICA STREET
PARKVILLE, MISSOURI

PLANNING SUBMITTAL

#	Description	Date
---	-------------	------



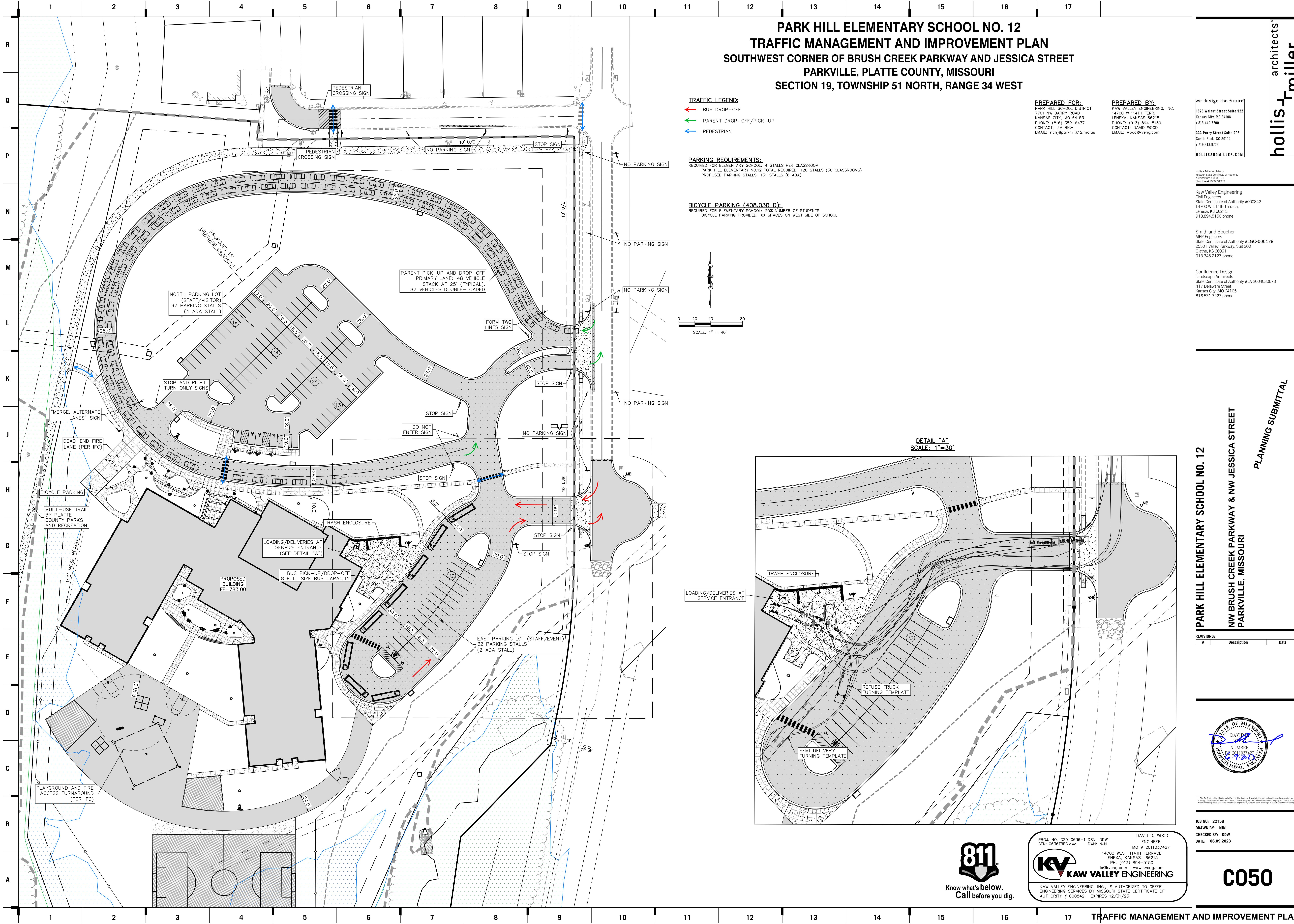
JOB NO: 22158
DRAWN BY: NJH
CHECKED BY: DDW
DATE: 06.09.2023

DAVID D. WOOD
ENGINEER
NO. 201037427
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
14K@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER
ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF
AUTHORITY # 000842, EXPIRES 12/31/23

DEVELOPMENT PLAN & PRELIMINARY PLAT

lease consider the environment before printing this.



PARK HILL ELEMENTARY SCHOOL NO. 12
TRAFFIC MANAGEMENT AND IMPROVEMENT PLAN
SOUTHWEST CORNER OF BRUSH CREEK PARKWAY AND JESSICA STREET
PARKVILLE, PLATTE COUNTY, MISSOURI
SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST

- TRAFFIC LEGEND:**
- BUS DROP-OFF
 - PARENT DROP-OFF/PICK-UP
 - PEDESTRIAN

PARKING REQUIREMENTS:
REQUIRED FOR ELEMENTARY SCHOOL: 4 STALLS PER CLASSROOM
PARK HILL ELEMENTARY NO.12 TOTAL REQUIRED: 120 STALLS (30 CLASSROOMS)
PROPOSED PARKING STALLS: 131 STALLS (6 ADA)

BICYCLE PARKING (408.030 D):
REQUIRED FOR ELEMENTARY SCHOOL: 25% NUMBER OF STUDENTS
BICYCLE PARKING PROVIDED: XX SPACES ON WEST SIDE OF SCHOOL

PREPARED FOR:
PARK HILL SCHOOL DISTRICT
7701 NW BARRY ROAD
KANSAS CITY, MO 64153
PHONE: (816) 359-6477
CONTACT: JIM RICH
EMAIL: rich.j@parkhill.k12.mo.us

PREPARED BY:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: DAVID WOOD
EMAIL: wood@kveg.com

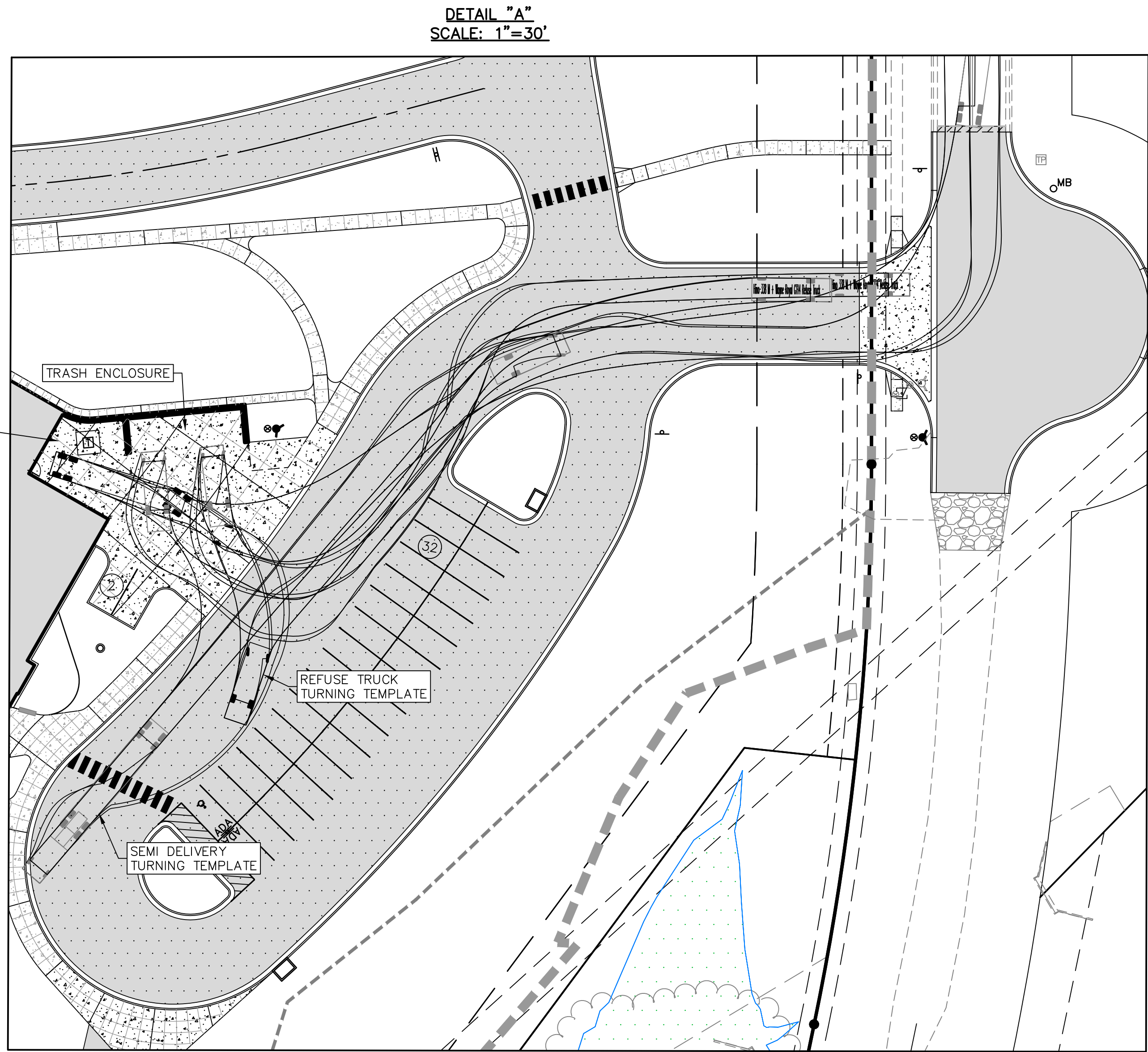
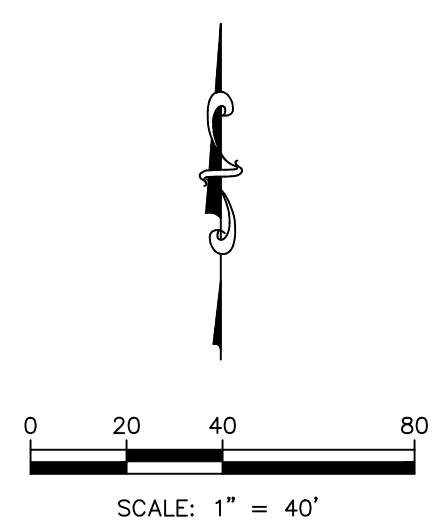
we design the future
1828 Walnut Street Suite 922
Kansas City, MO 64108
816.442.7700
333 Perry Street Suite 205
Castle Rock, CO 80104
719.313.9729
HOLLISANDMILLER.COM

Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture # 000011
Structure # 200001133

Kaw Valley Engineering
Civil Engineers
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215
913.894.5150 phone

Smith and Boucher
MEP Engineers
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suite 200
Olathe, KS 66061
913.345.2127 phone

Confluence Design
Landscape Architects
State Certificate of Authority #LA-2004030673
417 Delaware Street
Kansas City, MO 64105
816.531.7227 phone



PARK HILL ELEMENTARY SCHOOL NO. 12

NW BRUSH CREEK PARKWAY & NW JESSICA STREET
PARKVILLE, MISSOURI

PLANNING SUBMITTAL

REVISIONS:

#	Description	Date



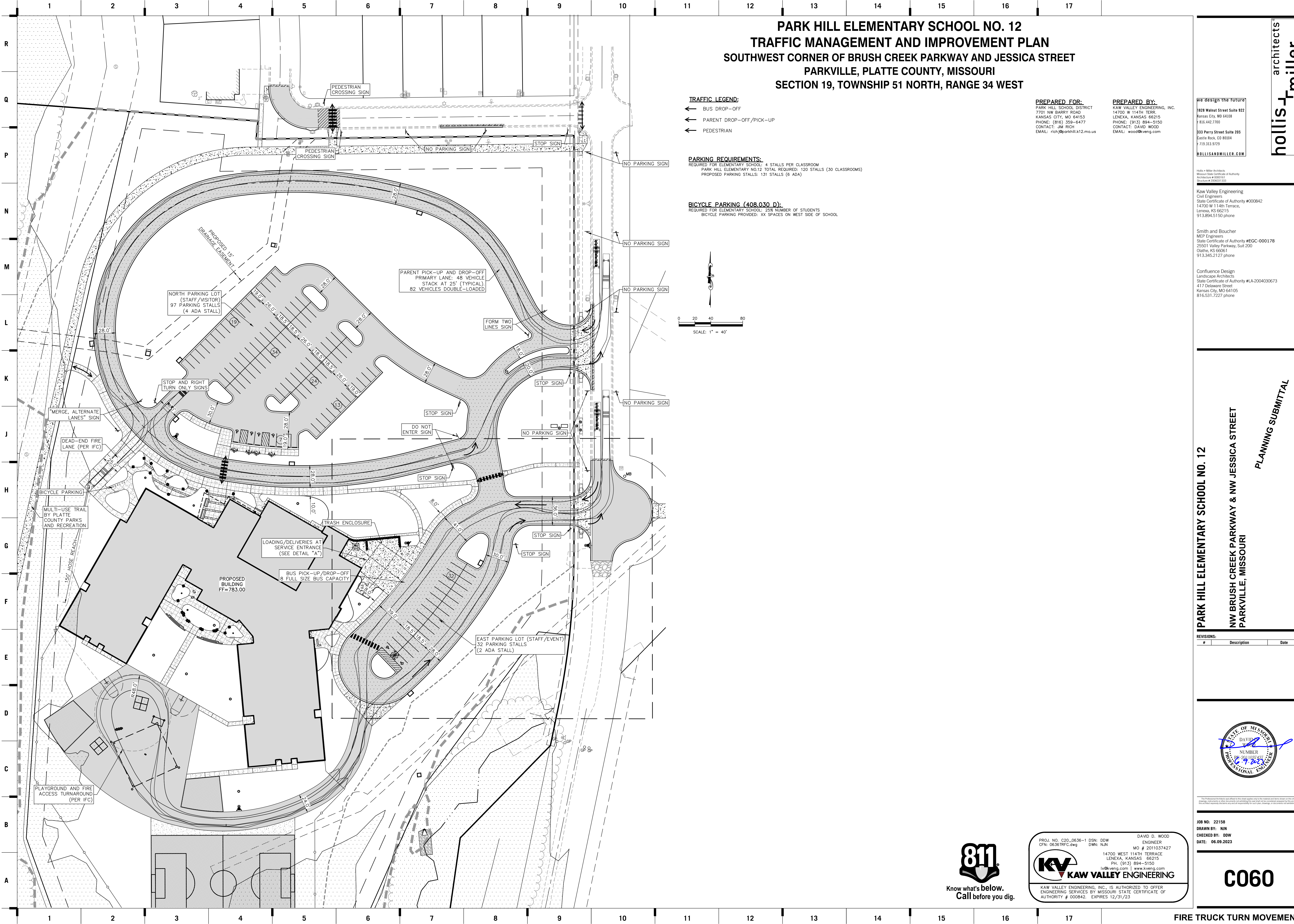
JOB NO: 22158
DRAWN BY: NJN
CHECKED BY: ODW
DATE: 06.09.2023

C050



PROJ. NO. C20_0636-1 DSN: DDW
CPN: 0636PFC-dwg DWN: NJN
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER
ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF
AUTHORITY # 000842. EXPIRES 12/31/23

DAVID D. WOOD
ENGINEER
MO # 2011037427
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kd@kveg.com | www.kveg.com



PARK HILL ELEMENTARY SCHOOL NO. 12
TRAFFIC MANAGEMENT AND IMPROVEMENT PLAN
SOUTHWEST CORNER OF BRUSH CREEK PARKWAY AND JESSICA STREET
PARKVILLE, PLATTE COUNTY, MISSOURI
SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST

- TRAFFIC LEGEND:**
- ← BUS DROP-OFF
 - ← PARENT DROP-OFF/PICK-UP
 - ← PEDESTRIAN

PARKING REQUIREMENTS:
REQUIRED FOR ELEMENTARY SCHOOL: 4 STALLS PER CLASSROOM
PARK HILL ELEMENTARY NO.12 TOTAL REQUIRED: 120 STALLS (30 CLASSROOMS)
PROPOSED PARKING STALLS: 131 STALLS (6 ADA)

BICYCLE PARKING (408.030 D):
REQUIRED FOR ELEMENTARY SCHOOL: 25% NUMBER OF STUDENTS
BICYCLE PARKING PROVIDED: XX SPACES ON WEST SIDE OF SCHOOL

PREPARED FOR:
PARK HILL SCHOOL DISTRICT
7701 NW BARRY ROAD
KANSAS CITY, MO 64153
PHONE: (816) 359-6477
CONTACT: JIM RICH
EMAIL: rich.j@parkhill.k12.mo.us

PREPARED BY:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: DAVID WOOD
EMAIL: wood@kveg.com

We design the Future
1828 Walnut Street Suite 922
Kansas City, MO 64108
816.442.7700
333 Perry Street Suite 205
Castle Rock, CO 80104
719.313.9729
HOLLISANDMILLER.COM

Holla + Miller Architects
Missouri State Certificate of Authority
Architecture # 0000151
Expiry Date: 2025/01/31

Kaw Valley Engineering
Civil Engineers
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215
913.894.5150 phone

Smith and Boucher
MEP Engineers
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suite 200
Olathe, KS 66061
913.345.2127 phone

Confluence Design
Landscape Architects
State Certificate of Authority #LA-2004030673
417 Delaware Street
Kansas City, MO 64105
816.531.7227 phone

PARK HILL ELEMENTARY SCHOOL NO. 12

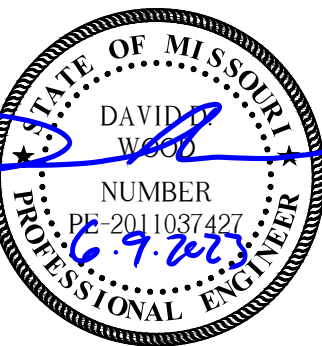
NW BRUSH CREEK PARKWAY & NW JESSICA STREET
PARKVILLE, MISSOURI

PLANNING SUBMITTAL

REVISIONS:

#	Description	Date

JOB NO: 22158
DRAWN BY: NJN
CHECKED BY: DDW
DATE: 06.09.2023



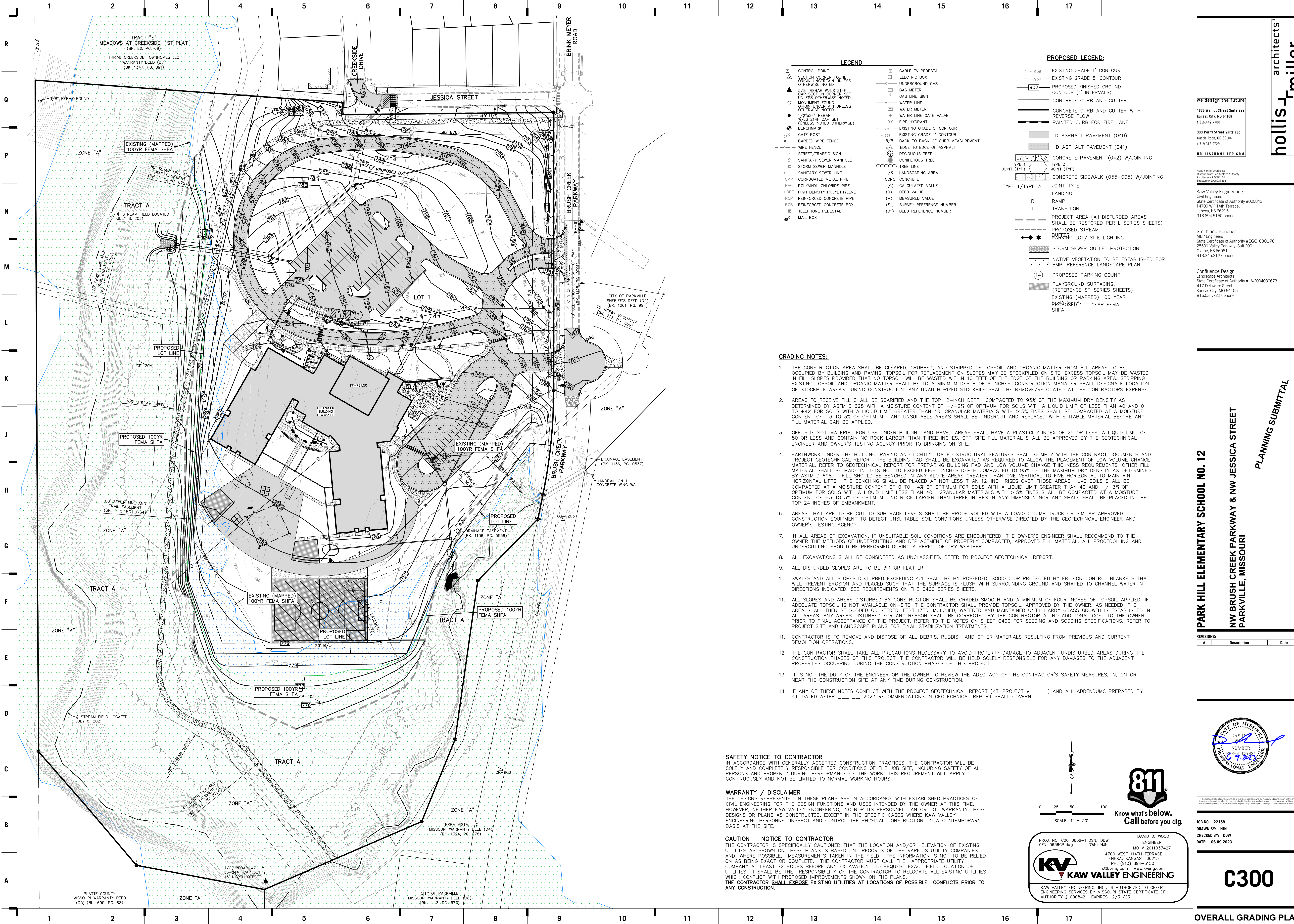
PROJ. NO. C20_0636-1 DSN: DDW
CPN: 0636PFC-dwg

DAVID D. WOOD
ENGINEER
MO # 2011037427
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kd@kveg.com | www.kveg.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER
ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF
AUTHORITY # 000842. EXPIRES 12/31/23

C060



LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- 5/8" REBAR W/LS 214F CAP SECTION CORNER SET UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- 1/2" 214F REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
- BENCHMARK
- GATE POST
- BARBED WIRE FENCE
- WIRE FENCE
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- ROP REINFORCED CONCRETE PIPE
- ROB REINFORCED CONCRETE BOX
- TELEPHONE PEDESTAL
- MAIL BOX
- CABLE TV PEDESTAL
- ELECTRIC BOX
- UNDERGROUND GAS
- GAS METER
- GAS LINE SIGN
- WATER LINE
- WATER METER
- WATER LINE GATE VALVE
- FIRE HYDRANT
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
- BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- LANDSCAPING AREA
- L/S CONCRETE
- CONC CONCRETE
- VALVE
- DEED VALUE
- MEASURED VALUE
- SURVEY REFERENCE NUMBER
- DEED REFERENCE NUMBER

PROPOSED LEGEND:

- EXISTING GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR
- PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
- PAINTED CURB FOR FIRE LANE
- LD ASPHALT PAVEMENT (040)
- HD ASPHALT PAVEMENT (041)
- CONCRETE PAVEMENT (042) W/Jointing
- CONCRETE SIDEWALK (055+005) W/Jointing
- JOINT TYPE
- LANDING
- RAMP
- TRANSITION
- PROJECT AREA (ALL DISTURBED AREAS SHALL BE RESTORED PER L SERIES SHEETS)
- PROPOSED STREAM
- PROPOSED LOT/ SITE LIGHTING
- STORM SEWER OUTLET PROTECTION
- NATIVE VEGETATION TO BE ESTABLISHED FOR BMP. REFERENCE LANDSCAPE PLAN
- PROPOSED PARKING COUNTER
- PLAYGROUND SURFACING (REFERENCE SP SERIES SHEETS)
- EXISTING (MAPPED) 100 YEAR FLOOD 100 YEAR FEMA SHFA

- GRADING NOTES:**
- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES. CONSTRUCTION MANAGER SHALL DESIGNATE LOCATION OF STOCKPILE AREAS DURING CONSTRUCTION. ANY UNAUTHORIZED STOCKPILE SHALL BE REMOVE/RELOCATED AT THE CONTRACTORS EXPENSE.
 - AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 12-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 WITH A MOISTURE CONTENT OF +/-2% OF OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40 AND 0 TO +4% FOR SOILS WITH A LIQUID LIMIT GREATER THAN 40. GRANULAR MATERIALS WITH >15% FINES SHALL BE COMPACTED AT A MOISTURE CONTENT OF -3 TO 3% OF OPTIMUM. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - OFF-SITE SOIL MATERIAL FOR USE UNDER BUILDING AND PAVED AREAS SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 50 OR LESS AND CONTAIN NO ROCK LARGER THAN THREE INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND OWNER'S TESTING AGENCY PRIOR TO BRINGING ON SITE.
 - EARTHWORK UNDER THE BUILDING, PAVING AND LIGHTLY LOADED STRUCTURAL FEATURES SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND PROJECT GEOTECHNICAL REPORT. THE BUILDING PAD SHALL BE EXCAVATED AS REQUIRED TO ALLOW THE PLACEMENT OF LOW VOLUME CHANGE MATERIAL. REFER TO GEOTECHNICAL REPORT FOR PREPARING BUILDING PAD AND LOW VOLUME CHANGE THICKNESS REQUIREMENTS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698. FILL SHOULD BE BENCHMARKED IN ANY ALOPE AREAS GREATER THAN ONE VERTICAL TO FIVE HORIZONTAL TO MAINTAIN HORIZONTAL LIFTS. THE BENCHMARKING SHALL BE PLACED AT NOT LESS THAN 12-INCH RISES OVER THOSE AREAS. LVC SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT OF 0 TO +4% OF OPTIMUM FOR SOILS WITH A LIQUID LIMIT GREATER THAN 40 AND +/-3% OF OPTIMUM FOR SOILS WITH A LIQUID LIMIT LESS THAN 40. GRANULAR MATERIALS WITH >15% FINES SHALL BE COMPACTED AT A MOISTURE CONTENT OF -3 TO 3% OF OPTIMUM. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 24 INCHES OF EMBANKMENT.
 - AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER AND OWNER'S TESTING AGENCY.
 - IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, THE OWNER'S ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
 - ALL EXCAVATIONS SHALL BE CONSIDERED AS UNCLASSIFIED. REFER TO PROJECT GEOTECHNICAL REPORT.
 - ALL DISTURBED SLOPES ARE TO BE 3:1 OR FLATTER.
 - SWALES AND ALL SLOPES DISTURBED EXCEEDING 4:1 SHALL BE HYDROSEEDING, SODDED OR PROTECTED BY EROSION CONTROL BLANKETS THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED. SEE REQUIREMENTS ON THE C400 SERIES SHEETS.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED OR SEEDING, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. REFER TO THE NOTES ON SHEET C490 FOR SEEDING AND SODDING SPECIFICATIONS. REFER TO PROJECT SITE AND LANDSCAPE PLANS FOR FINAL STABILIZATION TREATMENTS.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT UNDISTURBED AREAS DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
 - IF ANY OF THESE NOTES CONFLICT WITH THE PROJECT GEOTECHNICAL REPORT (KTI PROJECT #_____) AND ALL ADDENDUMS PREPARED BY KTI DATED AFTER ____ __, 2023 RECOMMENDATIONS IN GEOTECHNICAL REPORT SHALL GOVERN.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC. NOR ITS PERSONNEL CAN OR DO. WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

PROJ. NO. C20-0636-1 DSN: DDW
CPN: 0636P-049

DAVID D. WOOD
ENGINEER
MO # 2011037427
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kvw@kvweng.com | www.kvweng.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

we design the future
1828 Walnut Street Suite 922
Kansas City, MO 64108
816.442.7700
333 Perry Street Suite 205
Castle Rock, CO 80104
719.313.9729
HOLLIS+MILLER.COM

Hollis + Miller Architects
Missouri State Certificate of Authority
Architectural # 0000111
Architectural # 200201131

Kaw Valley Engineering
Civil Engineers
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215
913.894.5150 phone

Smith and Boucher
MEP Engineers
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suite 200
Olathe, KS 66061
913.345.2127 phone

Confluence Design
Landscape Architects
State Certificate of Authority #LA-2004030673
417 Delaware Street
Kansas City, MO 64105
816.531.7227 phone

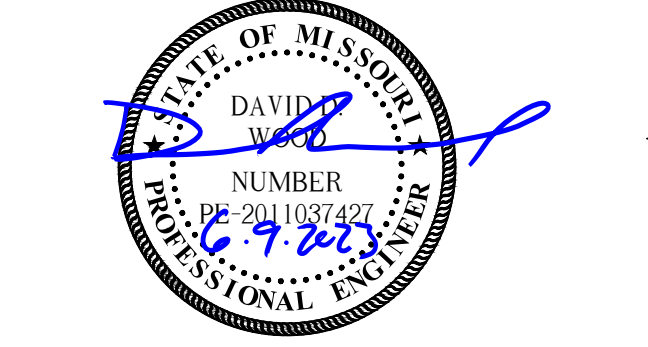
PARK HILL ELEMENTARY SCHOOL NO. 12

**NW BRUSH CREEK PARKWAY & NW JESSICA STREET
PARKVILLE, MISSOURI**

PLANNING SUBMITTAL

REVISIONS:

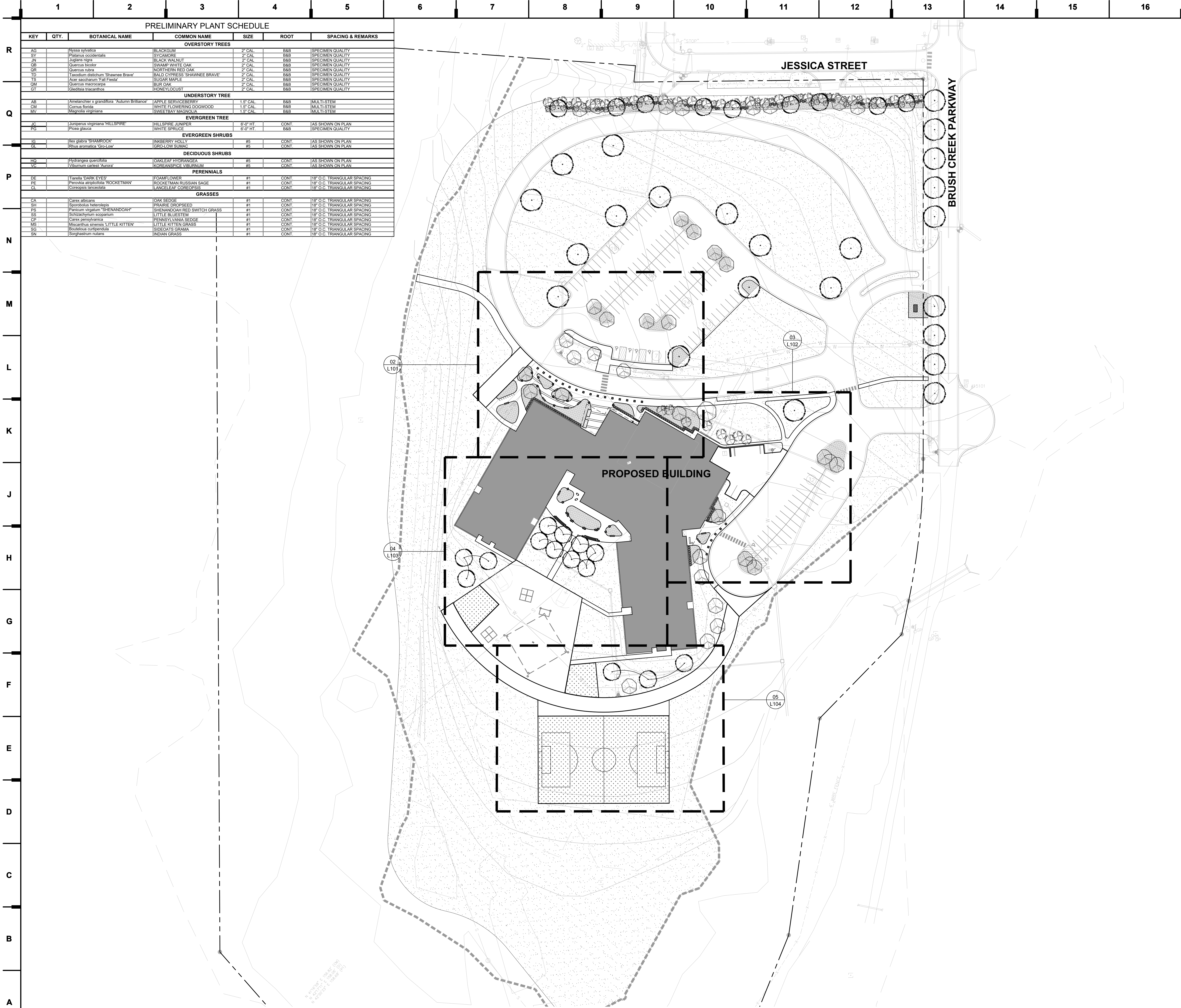
#	Description	Date
---	-------------	------



JOB NO: 22158
DRAWN BY: NJN
CHECKED BY: DDW
DATE: 06.09.2023

C300

OVERALL GRADING PLAN



01 LANDSCAPE PLAN

PLANTING NOTES:

- SOD ALL AREAS WITHIN CONTRACT LIMITS. NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 2".
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI: Z60-11092, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT. SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL SOD AREAS TO HAVE 6" MINIMUM OF TOPSOIL.
- SOIL AMENDMENTS ARE TO BE PER RECOMMENDATIONS PER THE SOILS REPORT.
- ALL SOD AND SEED AREAS TO BE INSTALLED WITH FINE SOD-TYPE FESCUE BLEND.
- CONTRACTOR TO CONDUCT A PRE-INSTALLATION MEETING.
- ALL DETENTION AREAS WITH SEED MIX TO BE HYDROSEED; DETENTION AREAS TO THEN RECEIVE PLANT MATERIAL, PLUGGED 24" O.C. AT 25 LB/AC WITH HAY MAT TO BE PUT DOWN AFTER HYDROSEED.
- ALL NEW PLANTING AREAS TO HAVE 12" MINIMUM TOPSOIL.

LANDSCAPE REQUIREMENTS

- 407.020-1 STREET TREES**
1 TREE / 40FT OF STREET FRONTAGE
BRUSH CREEK PARKWAY:
- REQUIRED: $317LF = 317LF / 40 = 8$
- PROVIDED: 9 TREES
- 407.020-1 FOUNDATION PLANTING**
CONT SHRUB MASSING 75% OF NON-PAVED BLDG FRONTAGE COVERAGE.
- REQUIRED: $XXXLF = XXXLF \times .75(75\%) = X$
- PROVIDED: XXXLF = (XXX%)
- 407.020-1 PARKING LOT PLANTING**
1 TREE/25 PARKING SPACES OR 1 SMALL TREE/ 10 PARKING SPACES(90 STALLS IN NORTH LOT + 32 STALL IN SOUTH EAST LOT = 122 TOTAL PARKING STALLS)
- REQUIRED: 122/25=5 TREES
- PROVIDED: X TREES (LABELED AND SHOWN ON L100)
- 407.30. BUFFER, SCREENS AND FENCING**
TYPE 3 BUFFER: 20FT WIDE MIN, 1 TREE OR 2 SMALL TREES/ 40LF.
EVERGREEN TREE/20LF, 1 SHRUB/10LF
- REQUIRED: 520LF
- PROVIDED: 20' x 522 LF BUFFER STRIP PLANTED WITH EVERGREEN TREE AND DECIDUOUS TREES
- THE REMAINDER OF THE BUFFER STRIP WILL BE SODDED.
- 408.50. PARKING DESIGN**
100-149 PARKING STALLS REQUIRES 8% INTERNAL LANDSCAPE ISLAND(FRONT AND SIDE) = 122 TOTAL PARKING STALLS
- REQUIRED: 8% X 38,1728F(NORTH LOT) + 8% X 26,1745F(SE LOT) = 6,1478F
- PROVIDED: X,XXX SQ. FT.

LANDSCAPE LEGEND

- FESCUE SOD
- PERENNIAL BEDS
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

CONFUENCE

we design the future™

1828 Walnut Street Suite 922
Kansas City, MO 64108
1.816.442.7700

115 Wilcox Street Suite 210
Castle Rock, CO 80104
1.720.949.1689

HOLLISANDMILLER.COM

Hollis + Miller Architects

Missouri State Certificate of Authority
Architectural # 00001481
Structural # 2000031331

Kaw Valley Engineering
Civil Engineers
State Certificate of Authority # 0000842
14700 W 114th Terrace,
Lenexa, KS 66215
913.894.5150 phone

Smith and Boucher
MEP Engineers
State Certificate of Authority # EGC-00718
25501 Valley Parkway, Suit 200
Olathe, KS 66061
913.345.2127 phone

Confluence Design
Landscape Architects
State Certificate of Authority #1a-2004030673
417 Delaware Street
Kansas City, MO 64105
816.531.7227 phone

PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District

NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

REVISIONS:

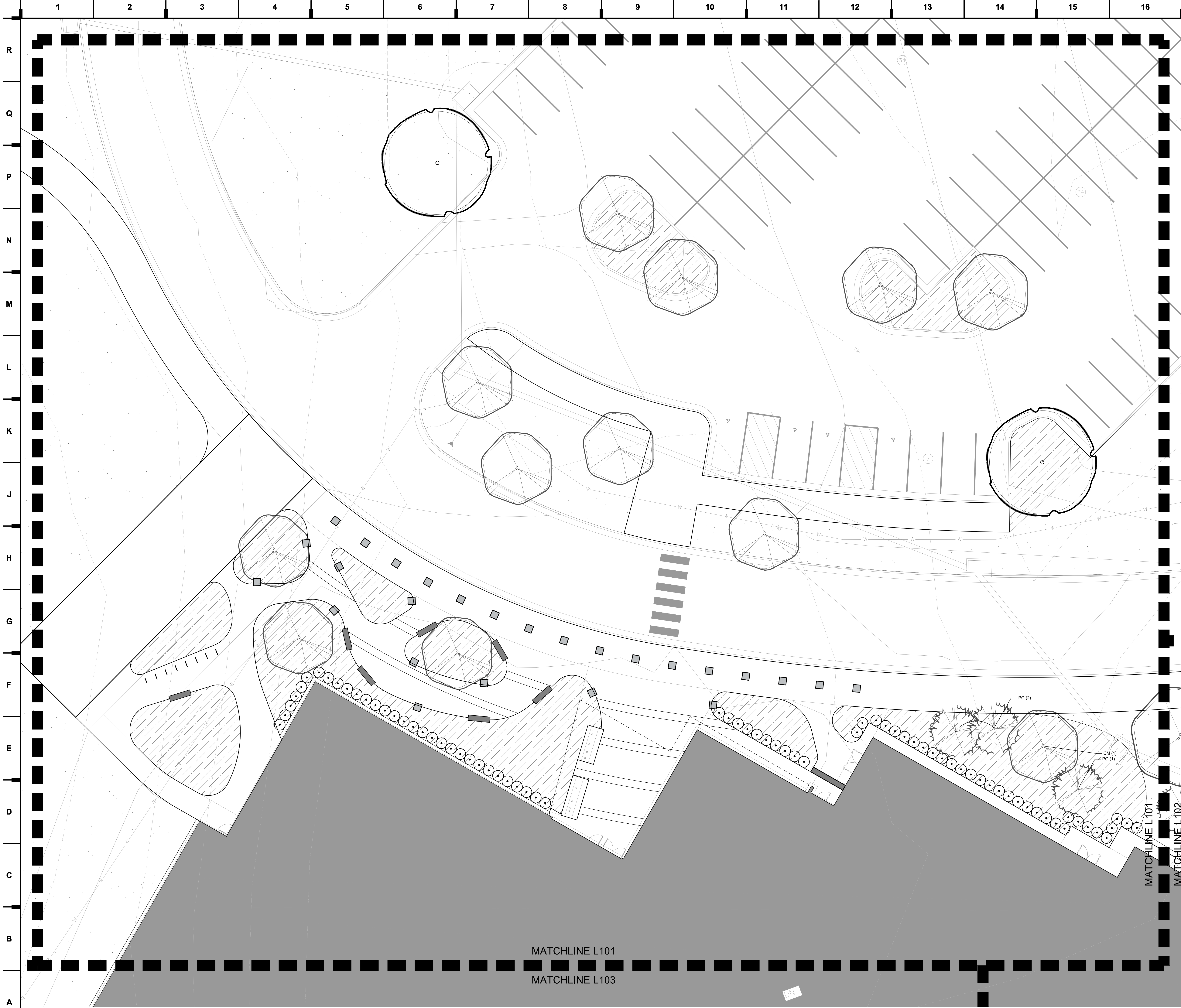
#	Description	Date
1	100% DD	05.26.23

JOB NO: 22158
DRAWN BY: CJKL/SW
CHECKED BY: KL/HM
DATE: 06.09.2023

L400

LANDSCAPE PLAN

Page 22 of 69



PLANTING NOTES:

- SOD ALL AREAS WITHIN CONTRACT LIMITS. NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN PLANTING BEDS TO A DEPTH OF 2".
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60-1092, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL SOD AREAS TO HAVE 6" MINIMUM OF TOPSOIL.
- SOIL AMENDMENTS ARE TO BE PER RECOMMENDATIONS PER THE SOILS REPORT.
- ALL SOD AND SEED AREAS TO BE INSTALLED WITH FINE SOD-TYPE FESCUE BLEND.
- CONTRACTOR TO CONDUCT A PRE-INSTALLATION MEETING.
- ALL DETENTION AREAS WITH SEED MIX TO BE HYDROSEEDDED; DETENTION AREAS TO THEN RECEIVE PLANT MATERIAL, PLUGGED 24" O.C. AT 25 LB/AC WITH HAY MAT TO BE PUT DOWN AFTER HYDROSEED.
- ALL NEW PLANTING AREAS TO HAVE 12" MINIMUM TOPSOIL.

LANDSCAPE REQUIREMENTS

- 407.020-1 STREET TREES**
1 TREE / 40FT OF STREET FRONTAGE
BRUSH CREEK PARKWAY:
- REQUIRED: 317LF = 317LF / 40 = 8
- PROVIDED: 9 TREES
- 407.020-1 FOUNDATION PLANTING**
CONT SHRUB MASSING 75% OF NON-PAVED BLDG FRONTAGE COVERAGE.
- REQUIRED: XXXLF = XXXLF x .75(75%) = X
- PROVIDED: XXXLF = (XX%)
- 407.020-1 PARKING LOT PLANTING**
1 TREE/25 PARKING SPACES OR 1 SMALL TREE/ 10 PARKING SPACES(90 STALLS IN NORTH LOT + 32 STALL IN SOUTH EAST LOT = 122 TOTAL PARKING STALLS)
- REQUIRED: 122/25=5 TREES
- PROVIDED: X TREES (LABELED AND SHOWN ON L100)
- 407.30. BUFFER, SCREENS AND FENCING**
TYPE 3 BUFFER: 20FT WIDE MIN. 1 TREE OR 2 SMALL TREES/ 40LF.
EVERGREEN TREE/20LF, 1 SHRUB/10LF
- REQUIRED: 520LF
- PROVIDED: 20' x 522 LF BUFFER STRIP PLANTED WITH EVERGREEN TREE AND DECIDUOUS TREES
- THE REMAINDER OF THE BUFFER STRIP WILL BE SODDED.
- 408.50. PARKING DESIGN**
100-149 PARKING STALLS REQUIRES 8% INTERNAL LANDSCAPE ISLAND(FRONT AND SIDE) = 122 TOTAL PARKING STALLS
- REQUIRED: 8% X 38,172SF(NORTH LOT) + 8% X 26,174SF(SE LOT) = 6,147SF
- PROVIDED: X,XXX SQ. FT.

LANDSCAPE LEGEND

- FESCUE SOD
- PERENNIAL BEDS
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

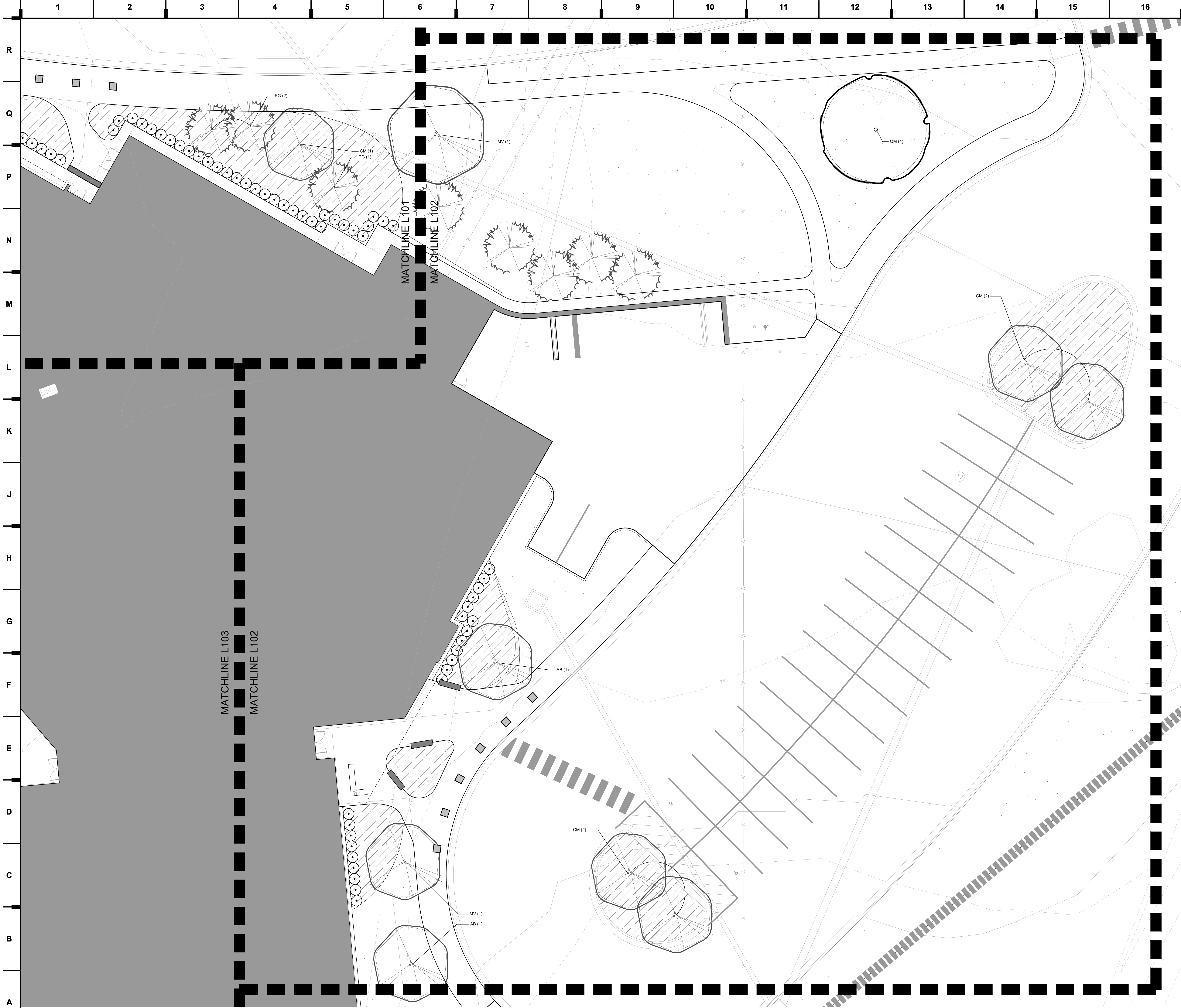
PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

REVISIONS:		
#	Description	Date
1	100% DD	05.26.23

JOB NO: 22158
DRAWN BY: CJKL/SW
CHECKED BY: KL/HM
DATE: 06.09.2023

L401



PLANTING NOTES:

- SOD ALL AREAS WITHIN CONTRACT LIMITS. NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 2".
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60-1002, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL SOD AREAS TO HAVE 6" MINIMUM OF TOPSOIL.
- SOIL AMENDMENTS ARE TO BE PER RECOMMENDATIONS PER THE SOILS REPORT.
- ALL SOD AND SEED AREAS TO BE INSTALLED WITH FINE SOD-TYPE FESCUE BLEND.
- CONTRACTOR TO CONDUCT A PRE-INSTALLATION MEETING.
- ALL DETENTION AREAS WITH SEED MIX TO BE HYDROSEEDED; DETENTION AREAS TO THEN RECEIVE PLANT MATERIAL, PLUGGED 24" O.C. AT 25 LB/AC WITH HAY MAT TO BE PUT DOWN AFTER HYDROSEED.
- ALL NEW PLANTING AREAS TO HAVE 12" MINIMUM TOPSOIL.

LANDSCAPE REQUIREMENTS

- 407.020-1 STREET TREES**
1 TREE / 40FT OF STREET FRONTAGE
BRUSH CREEK PARKWAY:
- REQUIRED: 317LF = 317LF / 40 = 8
- PROVIDED: 9 TREES
- 407.020-1 FOUNDATION PLANTING**
CONT SHRUB MASSING 75% OF NON-PAVED BLDG FRONTAGE COVERAGE.
- REQUIRED: XXXLF = XXXLF x .75(75%) = X
- PROVIDED: XXXLF = (XXX%)
- 407.020-1 PARKING LOT PLANTING**
1 TREE/20 PARKING SPACES OR 1 SMALL TREE/ 10 PARKING SPACES(80 STALLS IN NORTH LOT + 32 STALL IN SOUTH EAST LOT = 122 TOTAL PARKING STALLS)
- REQUIRED: 122/20=6 TREES
- PROVIDED: X TREES (LABELED AND SHOWN ON L100)
- 407.30. BUFFER, SCREENS AND FENCING**
TYPE 3 BUFFER: 20FT WIDE MIN, 1 TREE OR 2 SMALL TREES/ 40LF.
EVERGREEN TREE/20LF, 1 SHRUB/10LF
- REQUIRED: 520LF
- PROVIDED: 20' x 522 LF BUFFER STRIP PLANTED WITH EVERGREEN TREE AND DECIDUOUS TREES
- THE REMAINDER OF THE BUFFER STRIP WILL BE SODDED.
- 408.50. PARKING DESIGN**
100-149 PARKING STALLS REQUIRES 8% INTERNAL LANDSCAPE ISLAND(FRONT AND SIDE) = 122 TOTAL PARKING STALLS
- REQUIRED: 8% X 38,172SF(NORTH LOT) + 8% X 26,174SF(SE LOT) = 6,147SF
- PROVIDED: X,XXX SQ. FT.

LANDSCAPE LEGEND

- FESCUE SOD
- PERENNIAL BEDS
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

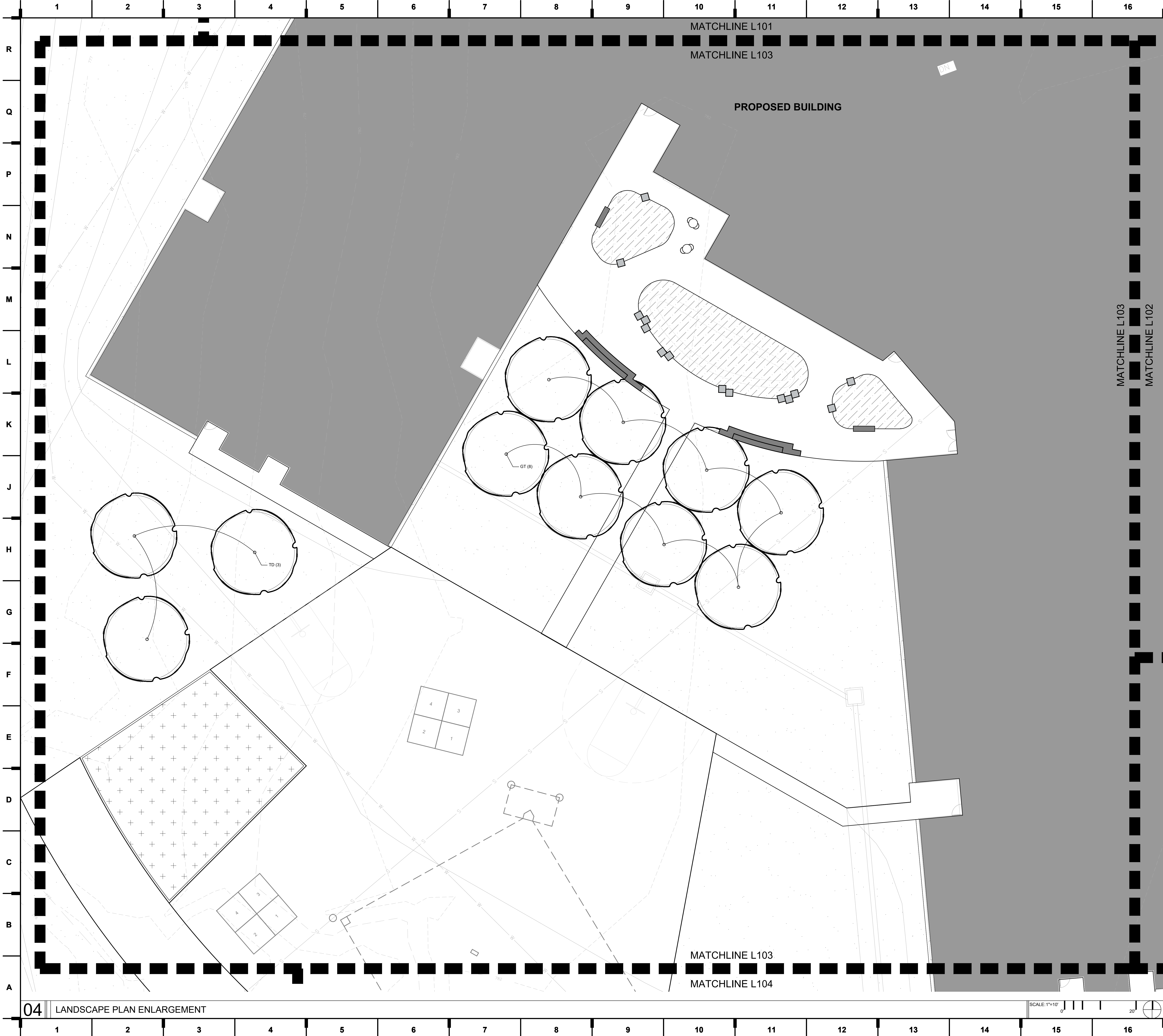
PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

REVISIONS:		
#	Description	Date
1	100% DD	05.26.23

JOB NO: 22158
DRAWN BY: CJKL/SW
CHECKED BY: KL/HM
DATE: 06.09.2023

L402



PLANTING NOTES:

- SOD ALL AREAS WITHIN CONTRACT LIMITS. NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 2" OR MOST RECENT EDITION.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60-11992, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL SOD AREAS TO HAVE 6" MINIMUM OF TOPSOIL.
- SOIL AMENDMENTS ARE TO BE PER RECOMMENDATIONS PER THE SOILS REPORT.
- ALL SOD AND SEED AREAS TO BE INSTALLED WITH FINE SOD-TYPE FESCUE BLEND.
- CONTRACTOR TO CONDUCT A PRE-INSTALLATION MEETING.
- ALL DETENTION AREAS WITH SEED MIX TO BE HYDROSEEDDED; DETENTION AREAS TO THEN RECEIVE PLANT MATERIAL, PLUGGED 24" O.C. AT 25 LB/AC WITH HAY MAT TO BE PUT DOWN AFTER HYDROSEED.
- ALL NEW PLANTING AREAS TO HAVE 12" MINIMUM TOPSOIL.

LANDSCAPE REQUIREMENTS

- 407.020-1 STREET TREES**
1 TREE / 40FT OF STREET FRONTAGE
BRUSH CREEK PARKWAY:
- REQUIRED: 317LF = 317LF / 40 = 8
- PROVIDED: 9 TREES
- 407.020-1 FOUNDATION PLANTING**
CONT SHRUB MASSING 75% OF NON-PAVED BLDG FRONTAGE COVERAGE.
- REQUIRED: XXXLF = XXXLF x .75(75%) = X
- PROVIDED: XXXLF = (XX%)
- 407.020-1 PARKING LOT PLANTING**
1 TREE/25 PARKING SPACES OR 1 SML TREE/ 10 PARKING SPACES(80 STALLS IN NORTH LOT + 32 STALL IN SOUTH EAST LOT = 122 TOTAL PARKING STALLS)
- REQUIRED: 122/25=5 TREES
- PROVIDED: X TREES (LABELED AND SHOWN ON L100)
- 407.30. BUFFER, SCREENS AND FENCING**
TYPE 3 BUFFER: 20FT WIDE MIN, 1 TREE OR 2 SMALL TREES/ 40LF.
EVERGREEN TREE/20LF, 1 SHRUB/10LF
- REQUIRED: 520LF
- PROVIDED: 20' x 522 LF BUFFER STRIP PLANTED WITH EVERGREEN TREE AND DECIDUOUS TREES
- THE REMAINDER OF THE BUFFER STRIP WILL BE SODDED.
- 408.50. PARKING DESIGN**
100-149 PARKING STALLS REQUIRES 8% INTERNAL LANDSCAPE ISLAND(FRONT AND SIDE) = 122 TOTAL PARKING STALLS
- REQUIRED: 8% X 38,172SF(NORTH LOT) + 8% X 26,174SF(SE LOT) = 6,147SF
- PROVIDED: X,XXX SQ. FT.

LANDSCAPE LEGEND

- FESCUE SOD
- PERENNIAL BEDS
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

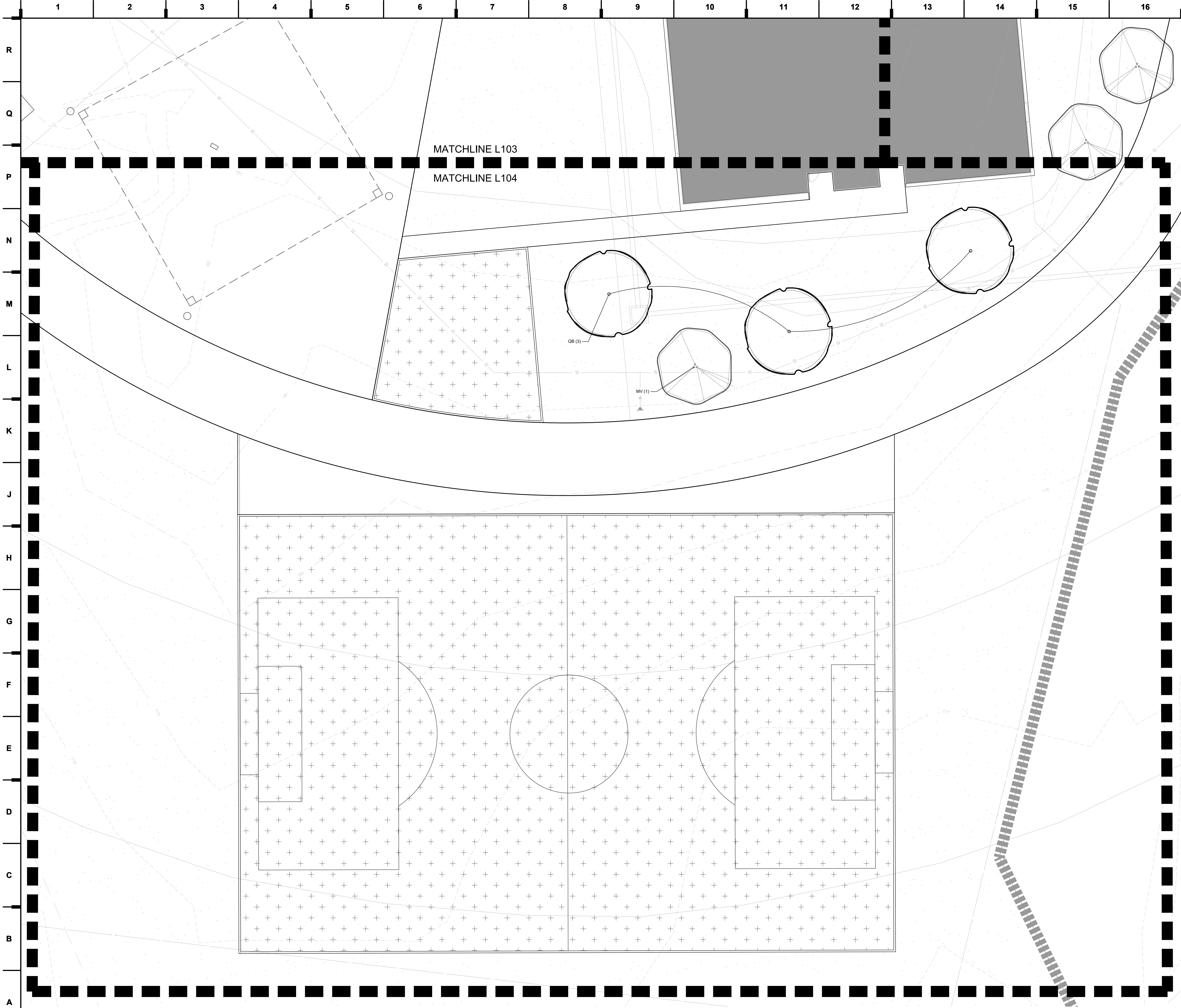
PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

REVISIONS:		
#	Description	Date
1	100% DD	05.26.23

JOB NO: 22158
DRAWN BY: CJKL/SW
CHECKED BY: KL/HM
DATE: 06.09.2023

L403



PLANTING NOTES:

1. SOD ALL AREAS WITHIN CONTRACT LIMITS. NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN PLANTING BEDS TO A DEPTH OF 2".
5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60-1192, OR MOST RECENT EDITION.
6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
8. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
10. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
11. ALL SOD AREAS TO HAVE 6" MINIMUM OF TOPSOIL.
12. SOIL AMENDMENTS ARE TO BE PER RECOMMENDATIONS PER THE SOILS REPORT.
13. ALL SOD AND SEED AREAS TO BE INSTALLED WITH FINE SOD-TYPE FESCUE BLEND.
14. CONTRACTOR TO CONDUCT A PRE-INSTALLATION MEETING.
15. ALL DETENTION AREAS WITH SEED MIX TO BE HYDROSEEDED; DETENTION AREAS TO THEN RECEIVE PLANT MATERIAL, PLUGGED 24" O.C. AT 25 LB/AC WITH HAY MAT TO BE PUT DOWN AFTER HYDROSEED.
16. ALL NEW PLANTING AREAS TO HAVE 12" MINIMUM TOPSOIL.

LANDSCAPE REQUIREMENTS

- 407.020-1 STREET TREES**
1 TREE / 40FT OF STREET FRONTAGE
BRUSH CREEK PARKWAY:
- REQUIRED: 317LF = 317LF / 40 = 8
- PROVIDED: 9 TREES
- 407.020-1 FOUNDATION PLANTING**
CONT SHRUB MASSING 75% OF NON-PAVED BLDG FRONTAGE COVERAGE.
- REQUIRED: XXXLF = XXXLF x .75(75%) = X
- PROVIDED: XXXLF = (XXX%)
- 407.020-1 PARKING LOT PLANTING**
1 TREE/20 PARKING SPACES OR 1 SML TREE/ 10 PARKING SPACES(80 STALLS IN NORTH LOT + 32 STALL IN SOUTH EAST LOT = 122 TOTAL PARKING STALLS)
- REQUIRED: 122/25=5 TREES
- PROVIDED: X TREES (LABELED AND SHOWN ON L100)
- 407.30. BUFFER, SCREENS AND FENCING**
TYPE 3 BUFFER: 20FT WIDE MIN, 1 TREE OR 2 SMALL TREES/ 40LF.
EVERGREEN TREE/20LF, 1 SHRUB/10LF
- REQUIRED: 520LF
- PROVIDED: 20' x 522 LF BUFFER STRIP PLANTED WITH EVERGREEN TREE AND DECIDUOUS TREES
- THE REMAINDER OF THE BUFFER STRIP WILL BE SODDED.
- 408.50. PARKING DESIGN**
100-149 PARKING STALLS REQUIRES 8% INTERNAL LANDSCAPE ISLAND(FRONT AND SIDE) = 122 TOTAL PARKING STALLS
- REQUIRED: 8% X 38,172SF(NORTH LOT) + 8% X 26,174SF(SE LOT) = 6,147SF
- PROVIDED: X,XXX SQ. FT.

LANDSCAPE LEGEND

- FESCUE SOD
- PERENNIAL BEDS
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

REVISIONS:		
#	Description	Date
1	100% DD	05.26.23

JOB NO: 22158
DRAWN BY: CJKL/SW
CHECKED BY: KL/HM
DATE: 06.09.2023

L404

6/8/2023 3:32:26 PM



SHEET KEYNOTE LEGEND

we design the future®
1828 Walnut Street Suite 922
Kansas City, MO 64108
1 816.442.7700
115 Wilcox Street Suite 210
Castle Rock, CO 80104
1 720.949.1589
HOLLISANDMILLER.COM

Holla + Miller Architects
Missouri State Certificate of Authority
Architecture # 0000101
Structure # 2006037333

Kaw Valley Engineering
Civil Engineers and Discipline
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215 Suite Zip
913.894.5150 phone
123.456.7890 fax

Smith and Boucher
MEP Engineers and Discipline
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suit 200
Olathe, KS 66061 State Zip
913.345.2127 phone
123.456.7890 fax

Confluence Design
Landscape Architects State Certificate of
Authority #LA-2004030673 y #
417 Delaware Street
Kansas City, MO 64105 Zip
816.531.7227 phone
123.456.7890 fax

EXTERIOR MATERIAL LEGEND

MP1 = METAL PANEL TYPE 1
07 42 19.A01 FOAMED-INSULATION-CORE METAL WALL PANELS
BOD: FOAM-INSULATION-CORE
FORMWALL DIMENSION SERIES GRAPHIX
COLOR: TBD
SIZE/ PATTERN: HORIZONTAL

MP2 = METAL PANEL TYPE 2
07 42 63.A01 PHENOLIC CLADDING SYSTEM
BOD: SOLID PHENOLIC PANEL SYSTEM
TRESPA METEON
COLOR: TBD (WOOD LOOK)
SIZE/ PATTERN: PER ELEV

MP3 = METAL PANEL TYPE 3
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL
PANELS
BOD: ECOSCREEN PERFORATED SCREENWALL
(RTU SCREEN)
COLOR: TBD
SIZE/ PATTERN: PER ELEV

SM1 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: SLATE GREY
SIZE/ PATTERN: PER DETAILS

SM2 = SHEET METAL TYPE 2
07 62 00.A13 COPING
BOD: N/A
COLOR: DARK BRONZE
SIZE/ PATTERN: PER DETAILS

UM1 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: MANGANESE IRONSPOT VELOUR
SIZE/ PATTERN: NORMAN/ RUNNING BOND

UM2 = UNIT MASONRY TYPE 2
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: LIGHT GREY BLEND
SIZE/ PATTERN: NORMAN/ RUNNING BOND

SHEET NOTES

- REFER TO SHEET G000 FOR SHEET INDEX
- DO NOT SCALE THIS DRAWING
- WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND OTHER MEP ITEMS ARE SHOWN FOR PLACEMENT ONLY

PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

REVISIONS:		
#	Description	Date

JOB NO: 22158
DRAWN BY: VP
CHECKED BY: Checker
DATE: 06.09.2023

A201



SHEET KEYNOTE LEGEND

04 20 00.A12	FACE BRICK
07 42 16.A03	CONCEALED FASTENER METAL PLATE WALL PANELS
07 42 19.A01	FOAMED-INSULATION-CORE METAL WALL PANELS
07 42 63.A01	PHENOLIC CLADDING SYSTEM
07 62 00.A13	COPING

EXTERIOR MATERIAL LEGEND

MP1 = METAL PANEL TYPE 1
07 42 19.A01 FOAMED-INSULATION-CORE METAL WALL PANELS
BOD: FOAM-INSULATION-CORE
FORMWALL DIMENSION SERIES GRAPHIX
COLOR: TBD
SIZE/ PATTERN: HORIZONTAL

MP2 = METAL PANEL TYPE 2
07 42 63.A01 PHENOLIC CLADDING SYSTEM
BOD: SOLID PHENOLIC PANEL SYSTEM
TRESPA METEON
COLOR: TBD (WOOD LOOK)
SIZE/ PATTERN: PER ELEV

MP3 = METAL PANEL TYPE 3
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: ECOSCREEN PERFORATED SCREENWALL (RTU SCREEN)
COLOR: TBD
SIZE/ PATTERN: PER ELEV

SM1 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: SLATE GREY
SIZE/ PATTERN: PER DETAILS

SM2 = SHEET METAL TYPE 2
07 62 00.A13 COPING
BOD: N/A
COLOR: DARK BRONZE
SIZE/ PATTERN: PER DETAILS

UM1 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: MANGANESE IRONSPOT VELOUR
SIZE/ PATTERN: NORMAN/ RUNNING BOND

UM2 = UNIT MASONRY TYPE 2
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: LIGHT GREY BLEND
SIZE/ PATTERN: NORMAN/ RUNNING BOND

SHEET NOTES

- REFER TO SHEET G000 FOR SHEET INDEX
- DO NOT SCALE THIS DRAWING
- WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND OTHER MEP ITEMS ARE SHOWN FOR PLACEMENT ONLY

we design the future™

1828 Walnut Street Suite 922
Kansas City, MO 64108
t 816.442.7700

115 Wilcox Street Suite 210
Castle Rock, CO 80104
t 720.949.1689

HOLLISANDMILLER.COM

Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture # 0000101
Structure # 200601333

Kaw Valley Engineering
Civil Engineers and Discipline
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215 late Zip
913.894.5150 phone
123.456.7890 fax

Smith and Boucher
MEP Engineers and Discipline
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suit 200
Olathe, KS 66061 State Zip
913.345.2127 phone
123.456.7890 fax

Confluence Design
Landscape Architects State Certificate of
Authority #LA-2004030673 y #
417 Delaware Street
Kansas City, MO 64105 Zip
816.531.7227 phone
123.456.7890 fax

PARK HILL ELEMENTARY SCHOOL NO. 12
Park Hill School District
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

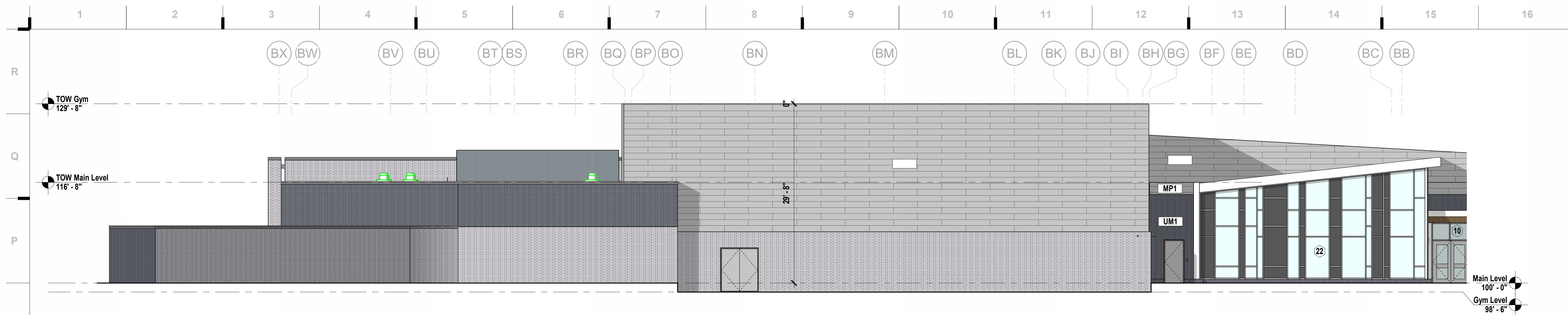
PLANNING SUBMITTAL

REVISIONS:

#	Description	Date
---	-------------	------

JOB NO: 22158
DRAWN BY: Author
CHECKED BY: Checker
DATE: 06.09.2023

A211

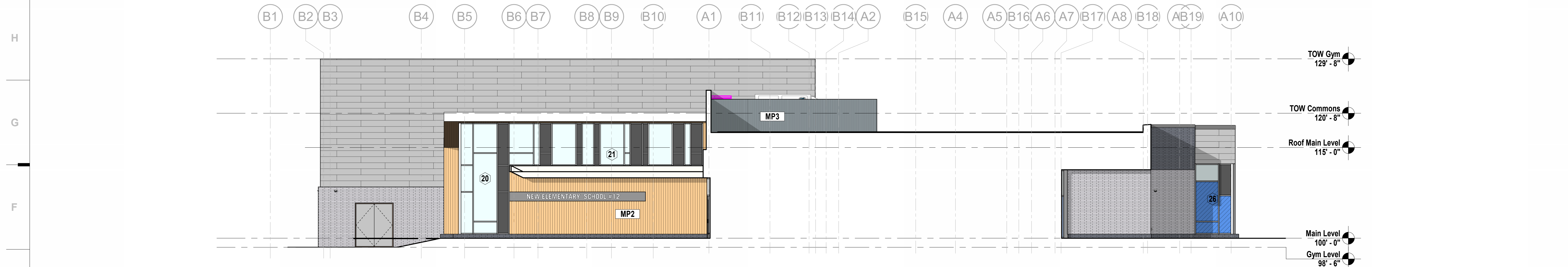


N2	Scale	Exterior Elevation - Area B -North - Gym & Building Service
	1/8" = 1'-0"	

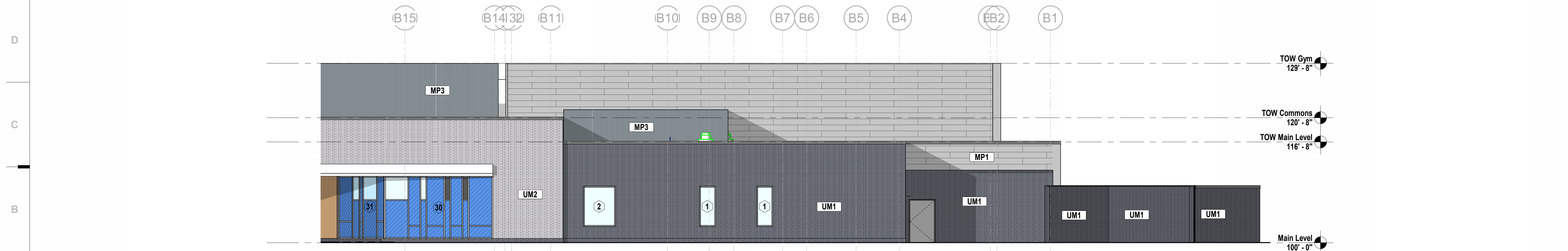


J1	Scale	Exterior Elevation - Area B -North - West - Alcove
	1/8" = 1'-0"	

J7	Scale	Exterior Elevation - Area B -South
	1/8" = 1'-0"	



E1	Scale	Exterior Elevation - Area B - West
	1/8" = 1'-0"	



A1	Scale	Exterior Elevation - Area B - East - Commons
	1/8" = 1'-0"	

SHEET KEYNOTE LEGEND

04 20 00.A12	FACE BRICK
07 42 16.A03	CONCEALED FASTENER METAL PLATE WALL PANELS
07 42 19.A01	FOAMED-INSULATION-CORE METAL WALL PANELS
07 42 63.A01	PHENOLIC CLADDING SYSTEM
07 62 00.A13	COPING

we design the future®

1828 Walnut Street Suite 922
Kansas City, MO 64108
T 816.442.7700

115 Wilcox Street Suite 210
Castle Rock, CO 80104
T 720.949.1689

HOLLISANDMILLER.COM

Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture # 0000161
Structure # 2006031333

Kaw Valley Engineering
Civil Engineers and Discipline
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215 late Zip
913.894.5150 phone
123.456.7890 fax

Smith and Boucher
MEP Engineers and Discipline
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suite 200
Olathe, KS 66061 State Zip
913.345.2127 phone
123.456.7890 fax

Confluence Design
Landscape Architects State Certificate of
Authority #LA-2004030673 / #
417 Delaware Street
Kansas City, MO 64105 Zip
816.531.7227 phone
123.456.7890 fax

EXTERIOR MATERIAL LEGEND

MP1 = METAL PANEL TYPE 1
07 42 19.A01 FOAMED-INSULATION-CORE METAL WALL PANELS

BOD: FOAM-INSULATION-CORE
FORMAWALL DIMENSION SERIES GRAPHIX
COLOR: TBD
SIZE/ PATTERN: HORIZONTAL

MP2 = METAL PANEL TYPE 2

07 42 63.A01 PHENOLIC CLADDING SYSTEM

 **BOD: SOLID PHENOLIC PANEL SYSTEM**
TRESPA MITEON
COLOR: TBD (WOOD LOOK)
SIZE/ PATTERN: PER ELEV

MP3 = METAL PANEL TYPE 3
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
 **BOD: ECOSCREEN PERFORATED SCREENWALL (RTU SCREEN)**
COLOR: TBD
SIZE/ PATTERN: PER ELEVS

SM1 = SHEET METAL TYPE 1
07 62 00.A13 COPING
 **BOD: N/A**
COLOR: SLATE GREY
SIZE/ PATTERN: PER DETAILS

SM2 = SHEET METAL TYPE 2
07 62 00.A13 COPING

BOD: N/A
COLOR: DARK BRONZE
SIZE/ PATTERN: PER DETAILS

UM1 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK

BOD: ENDICOTT
COLOR: MANGANESE IRONSPOT VELOUR
SIZE/ PATTERN: NORMAN/ RUNNING BOND

UM2 = UNIT MASONRY TYPE 2
04 20 00.A12 FACE BRICK

BOD: ENDICOTT
COLOR: LIGHT GREY BLEND
SIZE/ PATTERN: NORMAN/ RUNNING BOND

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND

DL NO. 12

PLANNING SUBMITTAL

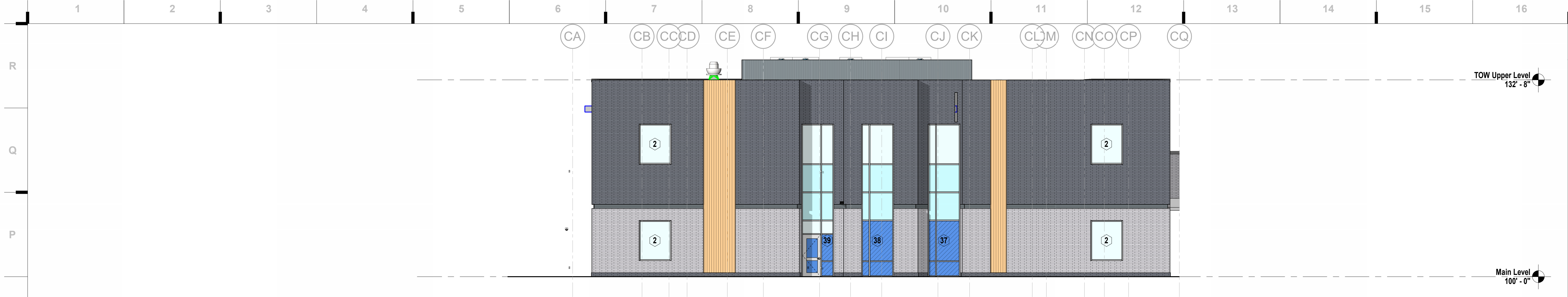
PARK HILL ELEMENTARY SCHOOL NO. 12
Park Hill School District

REVISIONS:

#	Description	Date
---	-------------	------

JOB NO: 22158
DRAWN BY: Author
CHECKED BY: Checker
DATE: 06.09.2023

A212



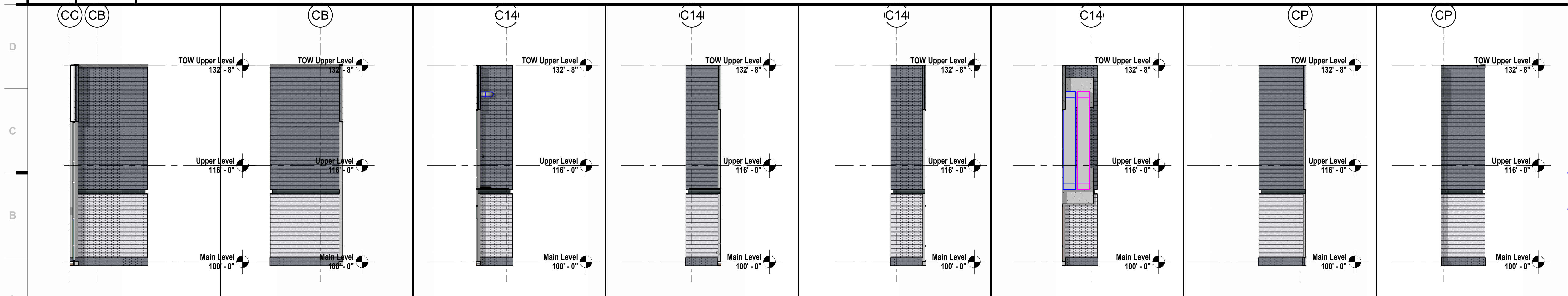
N1 Scale Exterior Elevation - Area C - South - Angled
1/8" = 1'-0"



J4 Scale Exterior Elevation - West - Angled
1/8" = 1'-0"



E1 Scale Exterior Elevation - Area C - East - Bus Entry & Neighborhood
1/8" = 1'-0"



A1 Scale 26 - c
1/8" = 1'-0"
A3 Scale 26 - a
1/8" = 1'-0"
A5 Scale 23 - c
1/8" = 1'-0"
A7 Scale 23 - a
1/8" = 1'-0"
A9 Scale Elevation 11 - a
1/8" = 1'-0"
A11 Scale Elevation 6 - c
1/8" = 1'-0"
A13 Scale 23 - d
1/8" = 1'-0"
A15 Scale 23 - b
1/8" = 1'-0"

SHEET KEYNOTE LEGEND

04 20 00.A12	FACE BRICK
07 42 16.A03	CONCEALED FASTENER METAL PLATE WALL PANELS
07 42 19.A01	FOAMED-INSULATION-CORE METAL WALL PANELS
07 42 63.A01	PHENOLIC CLADDING SYSTEM
07 62 00.A13	COPING

we design the future®

1828 Walnut Street Suite 922
Kansas City, MO 64108
7816.442.7700

115 Wilcox Street Suite 210
Castle Rock, CO 80104
7720.949.1589

HOLLISANDMILLER.COM

Holla + Miller Architects
Missouri State Certificate of Authority
Architecture # 0000101
Structure # 2006011333

Kaw Valley Engineering
Civil Engineers and Discipline
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215 late Zip
913.894.5150 phone
123.456.7890 fax

Smith and Boucher
MEP Engineers and Discipline
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suit 200
Olathe, KS 66061 State Zip
913.345.2127 phone
123.456.7890 fax

Confluence Design
Landscape Architects State Certificate of
Authority #LA-2004030673 y #
417 Delaware Street
Kansas City, MO 64105 Zip
816.531.7227 phone
123.456.7890 fax

EXTERIOR MATERIAL LEGEND

MP1 = METAL PANEL TYPE 1
07 42 19.A01 FOAMED-INSULATION-CORE METAL WALL PANELS
BOD: FOAM-INSULATION-CORE
FORMWALL DIMENSION SERIES GRAPHIX
COLOR: TBD
SIZE/ PATTERN: HORIZONTAL

MP2 = METAL PANEL TYPE 2
07 42 63.A01 PHENOLIC CLADDING SYSTEM
BOD: SOLID PHENOLIC PANEL SYSTEM
TRESPA METEON
COLOR: TBD (WOOD LOOK)
SIZE/ PATTERN: PER ELEV

MP3 = METAL PANEL TYPE 3
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: ECOSCREEN PERFORATED SCREENWALL (RTU SCREEN)
COLOR: TBD
SIZE/ PATTERN: PER ELEV

SM1 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: SLATE GREY
SIZE/ PATTERN: PER DETAILS

SM2 = SHEET METAL TYPE 2
07 62 00.A13 COPING
BOD: N/A
COLOR: DARK BRONZE
SIZE/ PATTERN: PER DETAILS

UM1 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: MANGANESE IRONSPOT VELOUR
SIZE/ PATTERN: NORMAN/ RUNNING BOND

UM2 = UNIT MASONRY TYPE 2
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: LIGHT GREY BLEND
SIZE/ PATTERN: NORMAN/ RUNNING BOND

SHEET NOTES

- REFER TO SHEET G000 FOR SHEET INDEX
- DO NOT SCALE THIS DRAWING
- WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND OTHER MEP ITEMS ARE SHOWN FOR PLACEMENT ONLY

PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District

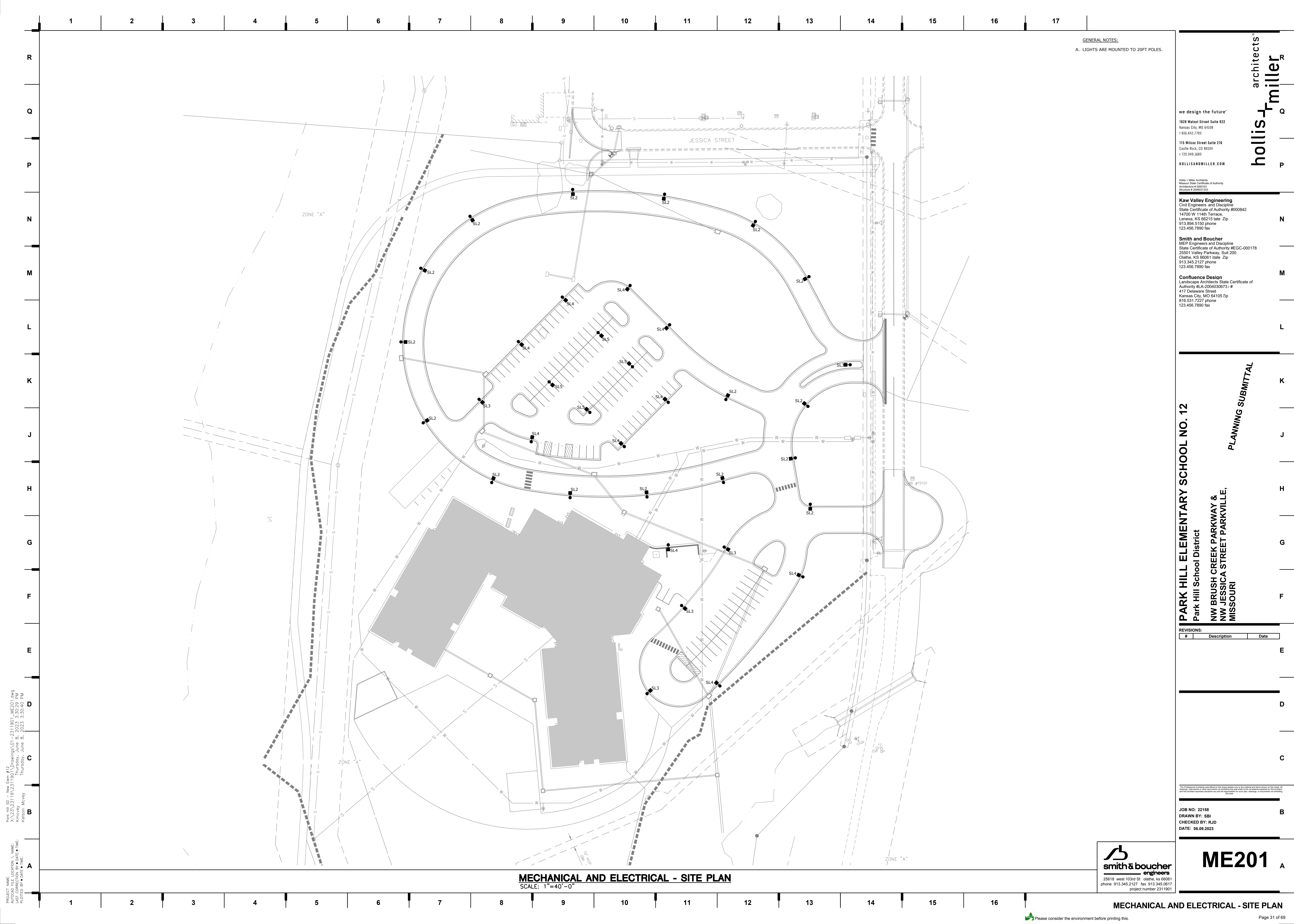
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

PLANNING SUBMITTAL

REVISIONS:

#	Description	Date
---	-------------	------

A213



GENERAL NOTES:
A. LIGHTS ARE MOUNTED TO 20FT POLES.

we design the future®
1828 Walnut Street Suite 922
Kansas City, MO 64108
1 816.442.7100
115 Wilcox Street Suite 210
Castle Rock, CO 80104
1 720.949.1889
HOLLISANDMILLER.COM

Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture # 000181
Irrigation # 200001033

Kaw Valley Engineering
Civil Engineers and Discipline
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215 late Zip
913.894.5150 phone
123.456.7890 fax

Smith and Boucher
MEP Engineers and Discipline
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suite 200
Olathe, KS 66061 late Zip
913.345.2127 phone
123.456.7890 fax

Confluence Design
Landscape Architects State Certificate of
Authority #LA-2004030673 / #
417 Delaware Street
Kansas City, MO 64105 Zip
816.531.7227 phone
123.456.7890 fax

PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District
NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

PLANNING SUBMITTAL

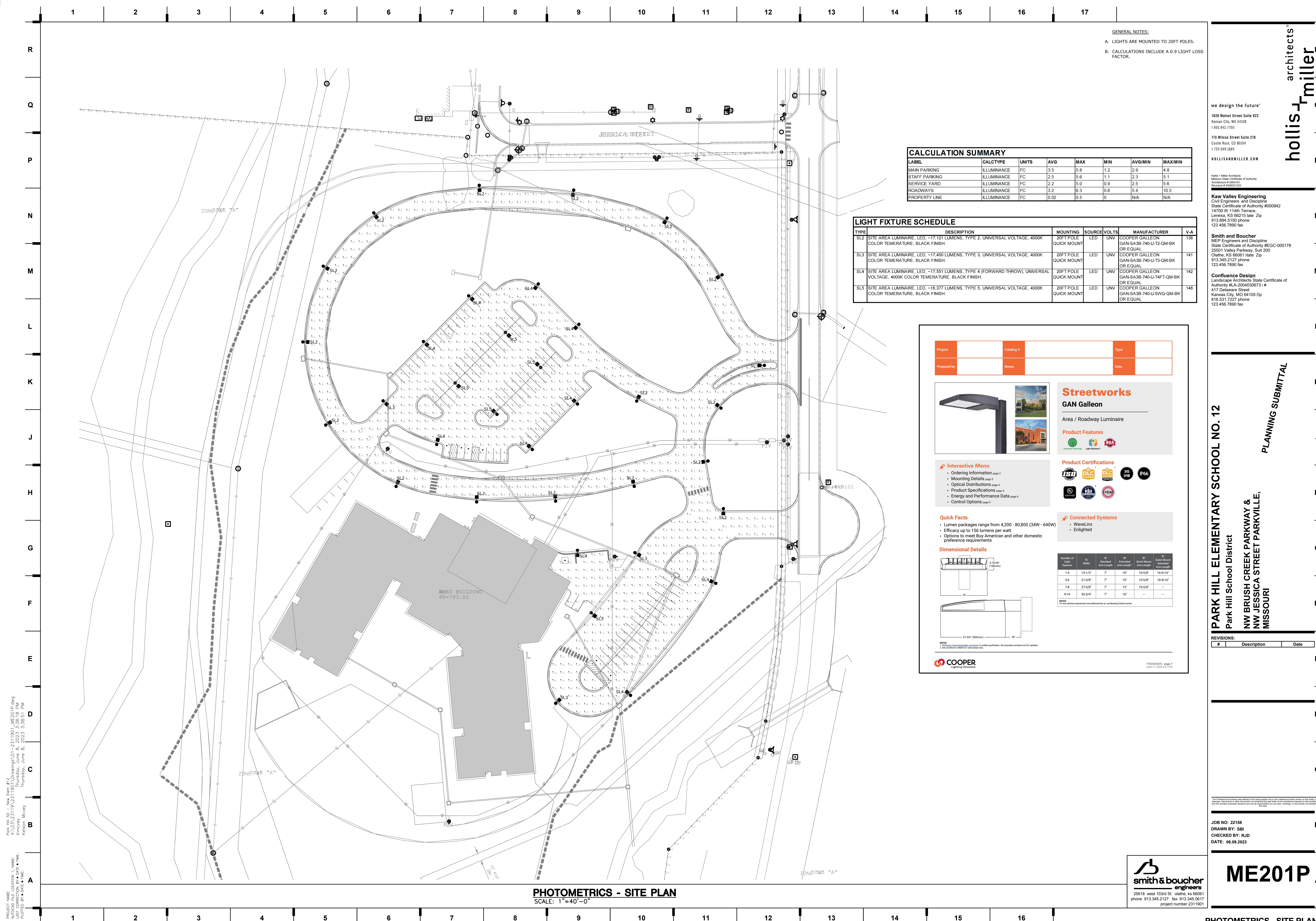
REVISIONS:		
#	Description	Date

JOB NO: 22158
DRAWN BY: SBI
CHECKED BY: RJD
DATE: 06.09.2023

smith & boucher
engineers
25618 west 103rd St. olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2311901

ME201

Project Name: Park Hill Elementary School No. 12
Drawing File Location: X:\23\2319\231901\Drawings\01-231901_ME201P.dwg
Last Correction By: Kmcvey
Printed By: Kmcvey
Date: Thursday, June 8, 2023 3:38:51 PM
Project Name: Park Hill Elementary School No. 12
Drawing File Location: X:\23\2319\231901\Drawings\01-231901_ME201P.dwg
Last Correction By: Kmcvey
Printed By: Kmcvey
Date: Thursday, June 8, 2023 3:38:51 PM



GENERAL NOTES:
A. LIGHTS ARE MOUNTED TO 20FT POLES.
B. CALCULATIONS INCLUDE A 0.9 LIGHT LOSS FACTOR.

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING	ILLUMINANCE	FC	3.5	5.8	1.2	2.9	4.8
STAFF PARKING	ILLUMINANCE	FC	2.5	5.6	1.1	2.3	5.1
SERVICE YARD	ILLUMINANCE	FC	2.2	5.0	0.9	2.5	5.6
ROADWAYS	ILLUMINANCE	FC	3.2	6.3	0.6	5.4	10.5
PROPERTY LINE	ILLUMINANCE	FC	0.02	0.5	0	N/A	N/A

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
SL2	SITE AREA LUMINAIRE, LED, ~17,121 LUMENS, TYPE 2, UNIVERSAL VOLTAGE, 4000K COLOR TEMPERATURE, BLACK FINISH.	20FT POLE QUICK MOUNT	LED	UNV	COOPER GALLEON GAN-SA38-740-U-T2-QM-BK OR EQUAL	138
SL3	SITE AREA LUMINAIRE, LED, ~17,450 LUMENS, TYPE 3, UNIVERSAL VOLTAGE, 4000K COLOR TEMPERATURE, BLACK FINISH.	20FT POLE QUICK MOUNT	LED	UNV	COOPER GALLEON GAN-SA38-740-U-T3-QM-BK OR EQUAL	141
SL4	SITE AREA LUMINAIRE, LED, ~17,551 LUMENS, TYPE 4 (FORWARD THROW), UNIVERSAL VOLTAGE, 4000K COLOR TEMPERATURE, BLACK FINISH.	20FT POLE QUICK MOUNT	LED	UNV	COOPER GALLEON GAN-SA38-740-U-T4FT-QM-BK OR EQUAL	142
SL5	SITE AREA LUMINAIRE, LED, ~18,377 LUMENS, TYPE 5, UNIVERSAL VOLTAGE, 4000K COLOR TEMPERATURE, BLACK FINISH.	20FT POLE QUICK MOUNT	LED	UNV	COOPER GALLEON GAN-SA38-740-U-SWQ-QM-BK OR EQUAL	148

Project

Catalog #

Type

Prepared by

Notes

Date



Streetworks

GAN Galleon

Area / Roadway Luminaire

Product Features

Product Certifications

Connected Systems

Interactive Menu

Quick Facts

Dimensional Details

COOPER Lighting Solutions

PS000002N page 1

we design the future™

1828 Walnut Street Suite 922
Kansas City, MO 64108
1.816.442.7700

115 Wilcox Street Suite 210
Castle Rock, CO 80104
1.720.949.1889

HOLLISANDMILLER.COM

Hollis + Miller Architects

Missouri State Certificate of Authority
Architecture # 0000181
Architect # 200001033

Kaw Valley Engineering

Civil Engineers and Discipline
State Certificate of Authority #000842
14700 W 114th Terrace,
Lenexa, KS 66215 late Zip
913.894.5150 phone
123.456.7890 fax

Smith and Boucher

MEP Engineers and Discipline
State Certificate of Authority #EGC-000178
25501 Valley Parkway, Suite 200
Olathe, KS 66061 State Zip
913.345.2127 phone
123.456.7890 fax

Confluence Design

Landscape Architects State Certificate of
Authority #LA-2004030673 / #
417 Delaware Street
Kansas City, MO 64105 Zip
816.531.7227 phone
123.456.7890 fax

PARK HILL ELEMENTARY SCHOOL NO. 12

Park Hill School District

NW BRUSH CREEK PARKWAY &
NW JESSICA STREET PARKVILLE,
MISSOURI

PLANNING SUBMITTAL

REVISIONS:

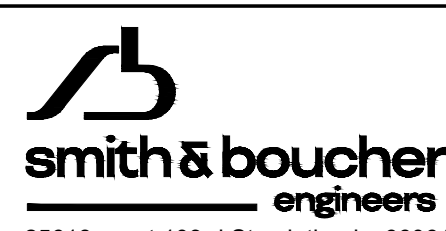
#	Description	Date
---	-------------	------

JOB NO: 22158

DRAWN BY: SBI

CHECKED BY: RJD

DATE: 06.09.2023



25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2311901

ME201P

PHOTOMETRICS - SITE PLAN



Staff Analysis

Agenda Item: 5.B

Proposal: Application for Preliminary Development Plan for Creekside West Apartments, a planned mixed-use development consisting of two (2) hotels, two (2) restaurants, and four (4) apartment buildings with a total of 200 residential units on 12.21 acres, more or less, generally located at the northwest corner of Highway 45 and Homer Pkwy.

Staff

Recommendation: Approval (with conditions)

Case No: PZ23-20A

Applicant: Brian Mertz, Parkville Development 140

Owners: Parkville Development 140, LLC

Location: South of Creekside Village 3rd Plat; generally located at the northwest corner of Highway 45 and Homer Pkwy.

Zoning: Existing: "B-2-P" Planned General Business District
Proposed: "B-2-P" Planned General Business District

Parcel #s: All of Platte County parcel #20-4.0-18-000-000-010.001

Exhibits:

- A. This Staff Analysis
- B. Application for Preliminary Development Plan
- C. Subject Area Property Map
- D. Creekside West Apartments Preliminary Development Plan (dated 6/9/23, revised 7/6/23, prepared by RIC)
- E. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/PA3395-DIV-05>)
- B. Parkville Master Plan (<http://parkvillemo.gov/government/city-plans-studies/master-plan/>)
- C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper
- E. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)

Comments

Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on July 7, 2023.

Overview

The application proposes a preliminary development plan for a mixed-use development consisting of two (2) hotels, two (2) restaurants, and four (4) apartment buildings with a total of 176 residential units on 12.21 acres, more or less, generally located at the northwest corner of Highway 45 and Homer Pkwy. The subject property is currently undeveloped.

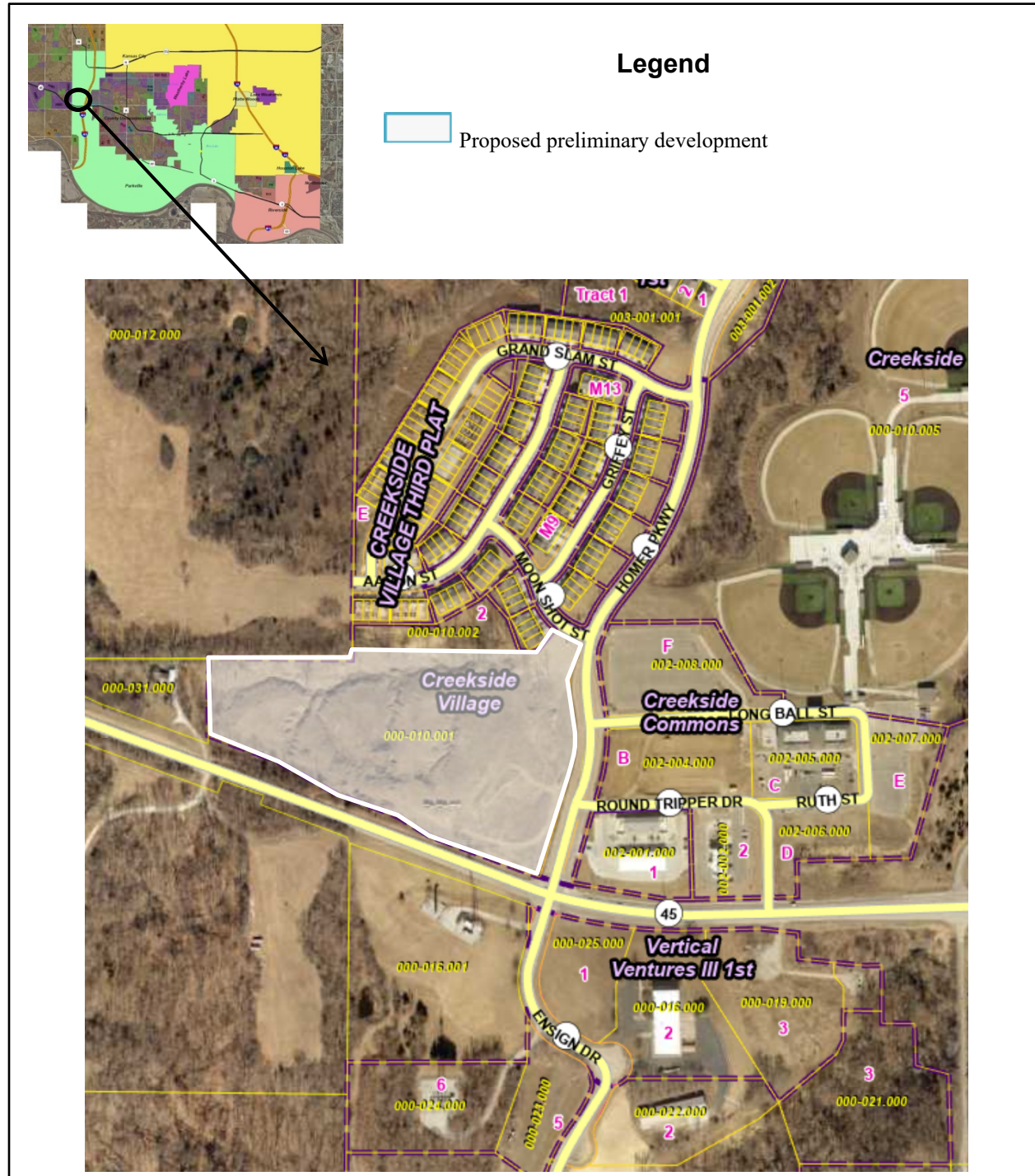
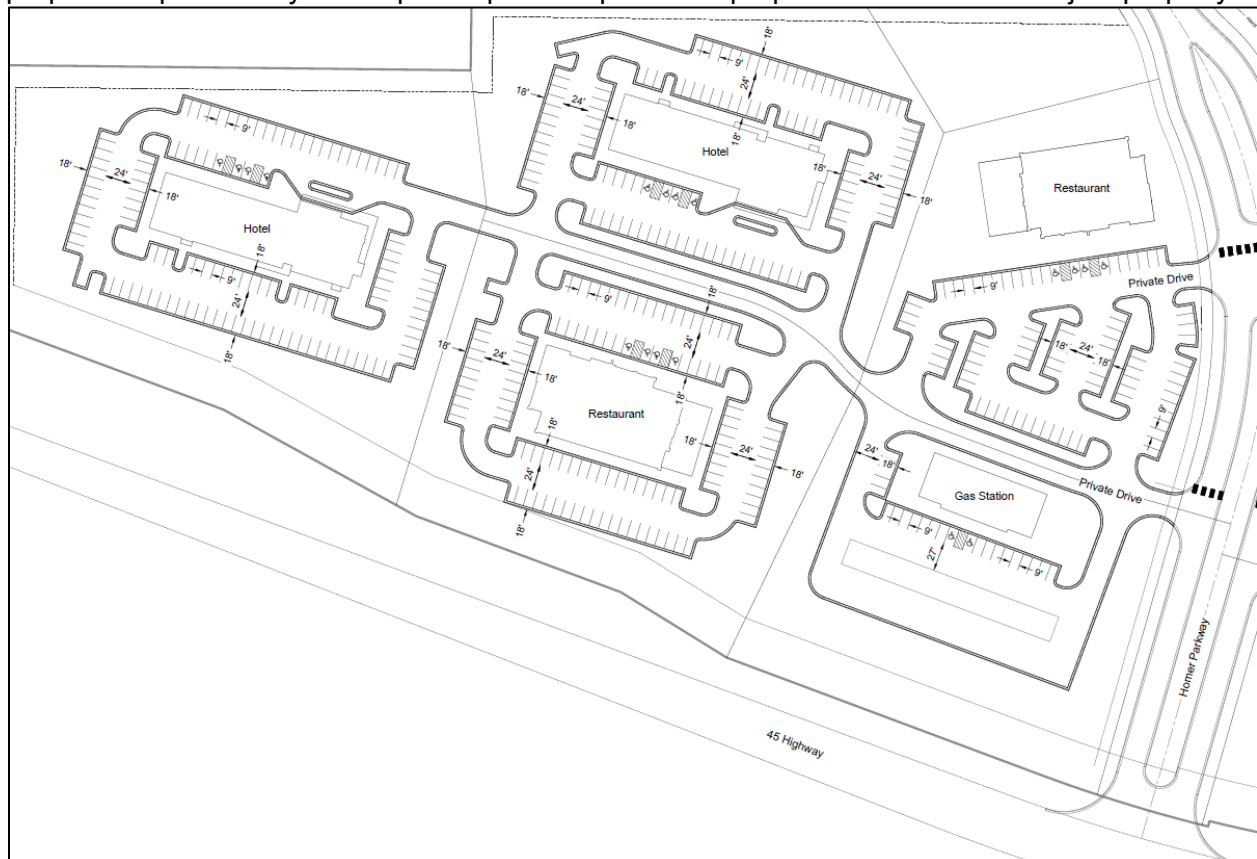


Exhibit C: Subject Area Property Map

The applicant proposes developing four (4) new apartment buildings consisting of 176 total residential units. The development also proposes a pool and clubhouse amenity. Shown on the eastern portion of the preliminary development plan are preliminary proposals for two (2) hotels and two (2) restaurants, tentatively 1 with a drive-thru and 1 without. The development is proposed to be accessed via a private drive off of Homer Pkwy. The applicant has provided both surface and garage parking for the apartments, including bicycle parking.

Background

The subject property was originally platted as Creekside Village Lot 1. On the original preliminary development plan for Creekside Commons (approved November 6, 2018), the subject property contained three (3) restaurants, one (1) hotel, and one (1) gas station. The gas station use has since been constructed on the east side of Homer Pkwy. The applicant now proposes a preliminary development plan to update the proposed uses for the subject property.



Excerpt from Creekside Commons Preliminary Development Plan (approved November 6, 2018)

Height and Density

Staff felt it appropriate to compare the proposed height and density of the project to the other areas of the Creekside development. The comparison can be seen in Tables 1 and 2 on the next page.

Table 1. Density Comparison

	Woods At Creekside, Creekside Village and	Meadows At Creekside and Residences Of Creekside
--	--	---

Creekside West Apartments		
Single-Family Homes	115 lots	101 lots
Townhomes	43 buildings (96 units)	25 buildings (100 units)
Apartments	4 buildings (176 units)	11 buildings (264 units)
Clubhouse & Pool	2	1
Gross Density (includes Park, Recreational, and Open Greenspace)	5.07 units/acre	6.36 units/acre
Note: Gross density allowed by-right per Section 406.020 of the Development Code = 7.25 units/acre		
Net Density		
Single-Family Homes	3.58 units/acre	3.91 units/acre
Townhomes	4.12 units/acre	11.96 units/acre
Apartments	14.41 units/acre	21.84 units/acre

Table 2. Height Comparison

	Height to Roofline	Height of Ornamental Towers
Creekside West Apartments	44, 45, 46 and 47 ft.	N/A
Thrive (Meadows) At Creekside Apartments	33.45 ft.	44.4 ft.
Town Square Mixed-Use Buildings	45 ft.	55.5 ft.
Creekside Commons Mixed-Use Building	50.5 ft.	62.2 ft.
Creekside Hotel	46 ft.	67 ft.

Table 1 above shows the proposed net density of the apartment project at 14.41 units/acre which is lower than the density of apartments in the Meadows and Residences of Creekside. Overall, the northwest quadrant of the Creekside development will have a gross density of 5.07 units/acre.

Table 2 above shows the proposed heights of the Creekside West Apartments at 44, 45, 46, and 47 feet compared to existing buildings in Creekside. The B-2 General Business District base zoning allows a maximum of 3 stories or 45 feet in height (this may be modified through the Planned Development process).

Review and Analysis

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plan (Case No. PZ23-20A).

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**

The planned district allows for flexibility in the base zoning standards as the surrounding area is developed in a master planned manner. The planned district allows for an integration of uses in a mixed-use context.

2. **The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**

The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

3. **The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**

"The B-2 General Business District provides a wide range of retail, service and employment uses that are not easily integrated with neighborhoods or are at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility. This district should be used generally for commercial and service uses that cannot be easily integrated or in close proximity to neighborhoods." The proposed project exceeds the intent statement of the base zoning district by allowing for better integration of uses and potential walkability between destinations.

4. **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

Parkville Master Plan

The *Parkville Master Plan* Future Land Use Plan projects Regional Commercial land use for this property. Regional Commercial future land use includes large-scale retail, office, and intensive auto oriented uses at a density of up to a floor to area ratio of 0.25. This future land use projection is due to the proximity of the development to I-435 and Highway 45, however, less intensive uses may be allowed in a Regional Commercial future land use projection. Additionally, the *Parkville Master Plan* specifically notes the applicability of up to 4-story apartment buildings in the B-2 zoning district.

5. **The plan meets all of the review criteria for a zoning map amendment.**

The preliminary development plan is utilizing the existing zoning district.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed preliminary development plans: Accomplishes goals of the *Parkville Master Plan*; promotes the general public health, safety and welfare of the community as a result of flexibility from the "B-2-P" Planned General Business District standards; is better able to meet or exceed the intent statement of the base zoning district as a result of flexibility from the "B-2-P" Planned General Business District

standards; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan*; and meets all review criteria for a zoning map amendment.

Staff recommends approval of the preliminary development plan for Creekside West Apartments based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Preliminary Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on August 1, 2023 for final action.

End of Memorandum



Brad Stanton, AICP
Planner

07-07-2023

Date



Application #: PZ 2023-20A
Date Submitted: June 9, 2023
Public Hearing: July 11, 2023
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Preliminary Development Plan

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Brian Mertz
Company: Parkville Development 140, LLC
Address: 7607 NW John Anders Rd.
City, State: Kansas City, MO
Phone: _____ Fax: _____
E-mail: bmertz1@kc.rr.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: See Attached
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Owner(s), if different from applicant

Name: Brian Mertz
Company: Parkville Development 140, LLC
Address: 7607 NW John Anders Rd.
City, State: Kansas City, MO
Phone: _____ Fax: _____
E-mail: bmertz1@kc.rr.com

Contact Person, if different from applicant

Name: Patricia R. Jensen, Esq.
Company: Rouse Frets White Goss Gentile Rhodes, P.C.
Address: 4510 Bellevue, Suite 300
City, State: Kansas City, MO 64111
Phone: (816) 753-9200 Fax: (816) 753-9201
E-mail: pjensen@rousepc.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 6/8/2023

Property Owner's Signature (Required) [Signature] Date: 6/8/2023

2. Property Information

Property address and general location: Creekside West Apartments; NWC I-435 and MO Hwy 45

Legal description (may be attached): See Attached

Description of proposed use(s): Commercial consisting of hotels, restaurants and retail, and multi-family apartments.

Zoning district: B-2-P
Gross acreage of lot: Lot 1: 6.22 ac, Lot 2: 5.99 ac
Open space acreage: Lot 1: 33%, Lot 2: 33%
Proposed block and lot pattern: See attached plan

Lot coverage: Lot 1: 67, Lot 2: 67%
Density/Intensity: See attached plan
Net acreage of lot: Lot 1: 6.22 ac, Lot 2: 5.99 ac
Building types/scale: See attached plan

3. Factors affecting the project

Are any public improvements required for this project? No public improvements are proposed.

Explain (may be attached): _____

4. Public Realm

- All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Functions of proposed new roadways: N/A

Proposed surface material: N/A

Maximum grade: N/A

General design characteristics, open spaces, civic spaces and circulation network:

N/A

Are area streets and utilities sufficient to serve the property once developed? Yes

(Note: a traffic study may be required in order to adequately address this question)

Explain: Proposed development has access to public streets, sanitary and storm sewer

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.
2. How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.
3. How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
4. How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.
5. How the plan meets all of the review criteria for a zoning map amendment.

5. Checklist of required submittals

- ☒ Completed application, including site plans with all required details and supporting data.
- ☒ Nonrefundable application fee of \$500.00.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☒ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such. N/A

For City Use Only

Application accepted as complete by: Stephen Lachy, Community Development Director June 9, 2023
Name/Title Date

Application fee payment: Check # 5052 AA Amount \$ 500.00

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
Conditions if any: _____

6. Preliminary Development Plan checklist for staff review**1. Basic Information**

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units.
Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code (Chapter 408)

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code (Section 407.020 and 407.030)
- b. A lighting plan in conformance with City Code (Section 407.040)
- c. A stormwater management plan in conformance with City Code (Section 407.050)
- d. A landscape schedule showing compliance with City Code (Chapter 407)

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code (Chapter 409)

Note: *Submissions of preliminary development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

CREEKSIDE WEST APARTMENTS
ATTACHMENT

ARCHITECT

Michael Gaillard
Rosemann & Associates, P.C.
1526 Grand Blvd.
Kansas City, MO 64108
816-472-1448 (Office)
816-728-2453 (Mobile)
mgaillard@rosemann.com

ENGINEER

Mick Slutter
RIC
1815 McGee Street, Suite 200
Kansas City, MO 64108
816-800-0950
mslutter@ric-consult.com

PROPERTY DESCRIPTION

CONTAINING 260,956 SQUARE FEET OR 5.99 ACRES

ALL THAT PART OF LOT 1, CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 45 AND ON THE WESTERLY RIGHT OF WAY LINE OF HOMER PARKWAY; THENCE NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N71°51'49"W, A RADIUS OF 1392.32 FEET, AN ARC DISTANCE OF 56.18 FEET; THENCE N69°33'06"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 306.42 FEET; THENCE N58°20'32"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 75.65 FEET; THENCE N20°59'04"E, A DISTANCE OF 316.18 FEET; THENCE N03°51'43"E, A DISTANCE OF 231.40 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE S89°45'54"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 266.87 FEET; THENCE N39°17'24"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 85.34 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOON SHOT STREET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID LOT 1 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S50°42'36"E, A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 75.82 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF HOMER PARKWAY, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 33.34 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF SAID HOMER PARKWAY, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 217.59 FEET, AN ARC DISTANCE OF 116.29 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 136.00 FEET, AN ARC DISTANCE OF 11.35 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 48.38 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 211.43 FEET; THENCE S15°53'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 324.51 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION
CONTAINING 270,933 SQUARE FEET OR 6.22 ACRES

ALL THAT PART OF LOT 1, CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1; THENCE S89°22'21"E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 437.01 FEET; THENCE N00°45'15"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 29.06 FEET; THENCE S89°45'54"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 298.96 FEET; THENCE DEPARTING SAID NORTHERLY LINE, S03°51'43"W, A DISTANCE OF 231.40 FEET; THENCE S20°59'04"W, A DISTANCE OF 316.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 45; THENCE N58°20'32"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, SAID LINE BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE ROUTE 45, A DISTANCE OF 38.50 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 200.00 FEET; THENCE N61°07'17"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 202.24 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 227.40 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE N00°44'51"E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 236.57 FEET TO THE POINT OF BEGINNING.

NARRATIVE FOR CREEKSIDE WEST FILING

1. **How does the plan represent an improvement.** The Creekside West Plan represents an improvement through constructing additional housing in the Creekside development and providing for additional options for residents of Parkville. There are no deviations in the goals of the Master Plan.
2. **How the benefits from any flexibility in the standards promote public health, safety and welfare in the community.** Again, the plan for Creekside West provides for no deviations from standards. The flexibility of the current zoning provides an opportunity to provide additional housing which is needed in this area. It complements the rest of the Creekside development and the area as a whole.
3. **How the benefits from any flexibility in the standards allow the project to better meet or exceed the intent statements.** See response to No. 2 above.
4. **How the plan reflects generally accepted and sound planning and urban principles.** The overall Creekside development meets sound planning and urban principles by providing a mixed-use development that provides opportunities for residents to live, work and play. The development provides for pedestrian connections throughout as well as providing for landscaping that adds to the attractiveness of the overall development. All of the uses within Creekside complement each other. Creekside West provides for opportunities for more residents within Creekside.
5. **How the plan meets all of the review criteria for a zoning map amendment.** This application does not propose a zoning map amendment. The existing zoning provides for the Creekside West residential use.

Creekside West Apartments
Parkville, Platte County, Missouri
Section 18, Township 51N, Range 34W

Preliminary Development Plan

LEGEND
Existing Section Line
Existing Right-of-Way Line
Existing Lot Line
Existing Easement Line
Existing Curb & Gutter
Existing Sidewalk
Existing Storm Sewer
Existing Storm Structure
Existing Waterline
Existing Gas Main
Existing Sanitary Sewer
Existing Sanitary Manhole
Existing Contour Major
Existing Contour Minor
Proposed Right-of-Way
Proposed Property Line
Proposed Lot Line
Proposed Easement
Proposed Curb & Gutter
Proposed Sidewalk
Proposed Storm Sewer
Proposed Storm Structure
Proposed Fire Hydrant
Proposed Waterline
Proposed Sanitary Sewer
Proposed Sanitary Manhole
Proposed Contour Major
Proposed Contour Minor
Future Curb and Gutter
Utility Easement
Sanitary Sewer Easement
Drainage Easement
Access Easement
Temporary Easement

PROPERTY DESCRIPTION
CONTAINING 270,933 SQUARE FEET OR 6.22 ACRES

ALL THAT PART OF LOT 1, CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1; THENCE S89°22'21"E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 437.01 FEET; THENCE N00°45'15"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 29.06 FEET; THENCE S89°45'54"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 298.96 FEET; THENCE DEPARTING SAID NORTHERLY LINE, S03°51'43"W, A DISTANCE OF 231.40 FEET; THENCE S20°59'04"W, A DISTANCE OF 316.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 45; THENCE N58°20'32"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, SAID LINE BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE ROUTE 45, A DISTANCE OF 38.50 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 200.00 FEET; THENCE N61°07'17"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 202.24 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 227.40 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE N00°44'51"E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 236.57 FEET TO THE POINT OF BEGINNING.

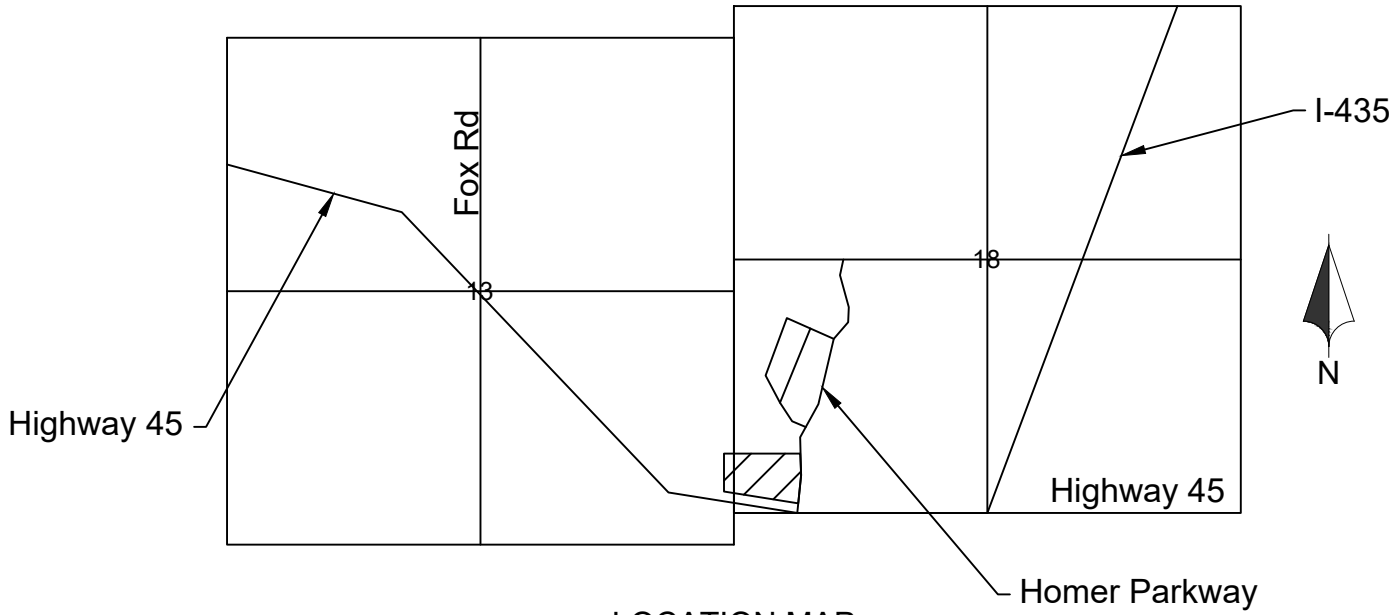
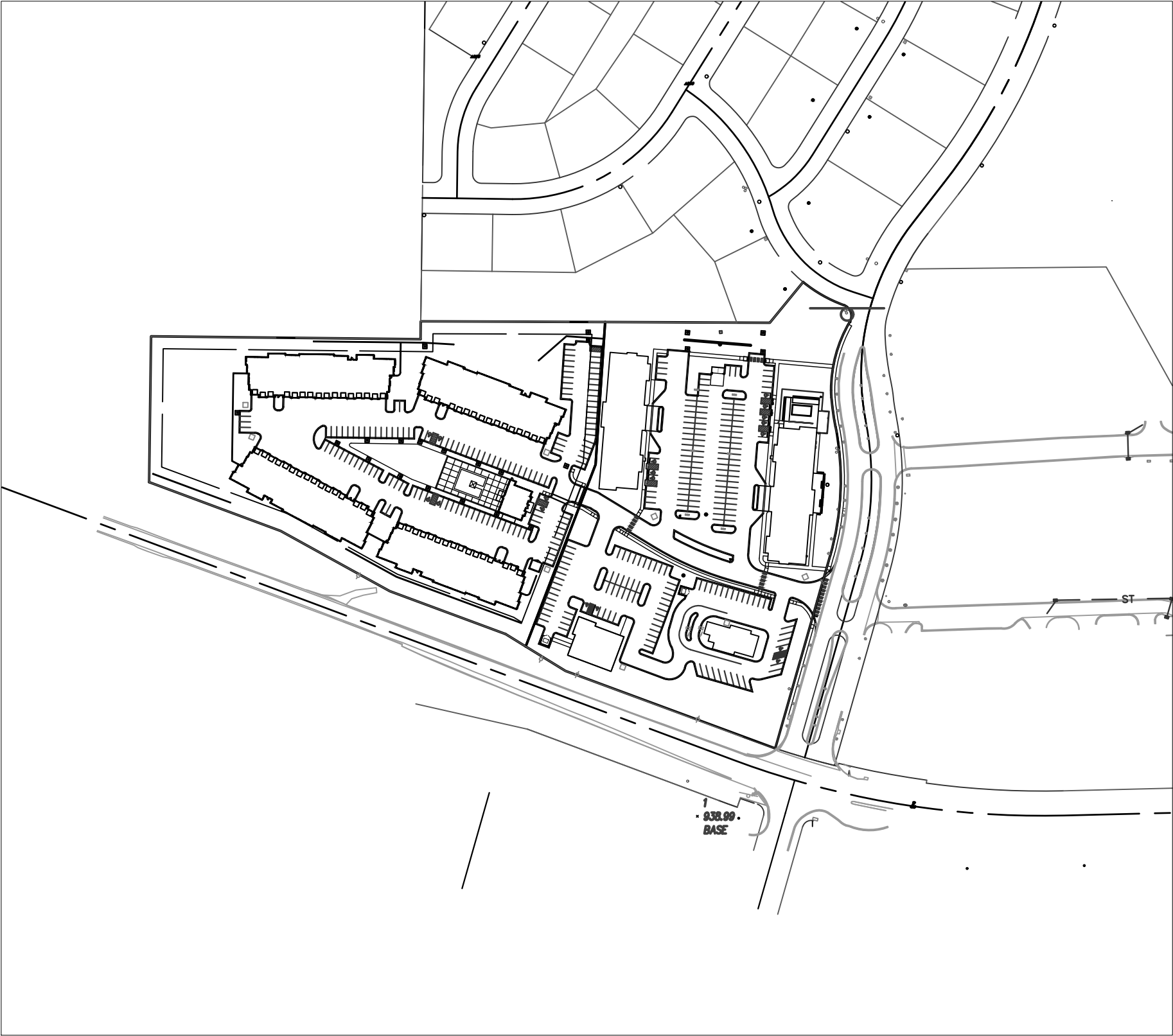
PROPERTY DESCRIPTION
CONTAINING 260,956 SQUARE FEET OR 5.99 ACRES

ALL THAT PART OF LOT 1, CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 45 AND ON THE WESTERLY RIGHT OF WAY LINE OF HOMER PARKWAY; THENCE NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N71°51'49"W, A RADIUS OF 1392.32 FEET, AN ARC DISTANCE OF 56.18 FEET; THENCE N69°33'06"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 306.42 FEET; THENCE N58°20'32"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 75.65 FEET; THENCE N20°59'04"E, A DISTANCE OF 316.18 FEET; THENCE N03°51'43"E, A DISTANCE OF 231.40 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE S89°45'54"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 266.87 FEET; THENCE N39°17'24"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 85.34 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOON SHOT STREET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID LOT 1 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S50°42'36"E, A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 75.82 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF HOMER PARKWAY, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 33.34 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF SAID HOMER PARKWAY, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 217.59 FEET, AN ARC DISTANCE OF 116.29 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 136.00 FEET, AN ARC DISTANCE OF 11.35 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 48.38 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 211.43 FEET; THENCE S15°53'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 324.51 FEET TO THE POINT OF BEGINNING.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29165C0360D, revised April 2, 2015, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



UTILITY CONTACTS

Table with 2 columns: Utility Name and Phone Number. Includes City of Parkville, Parkville Sewer Department, Missouri American Water, Platte County Regional Sewer District, Spire Gas Energy, Evergy, Platte Clay Electric, Century Link, Unite Private Networks, Spectrum, Missouri One Call, AT&T, and Comcast.

Sheet List Table
Table with 2 columns: Sheet Number and Sheet Title. Lists sheets C01 through E01 including Title Sheet, Existing Conditions, General Layout, Dimension Plan, Site Utilities, Grading Plan, Section 1, Section 2, Landscape Plan, Landscape Details, and Photometric Plan.

Vertical sidebar containing: Preliminary Development Plan, 23-0135, Creekside West Apartments, Parkville, Platte County, Missouri, Title Sheet, revision table, Renaissance Infrastructure Consulting logo and contact information, and Sheet C01.

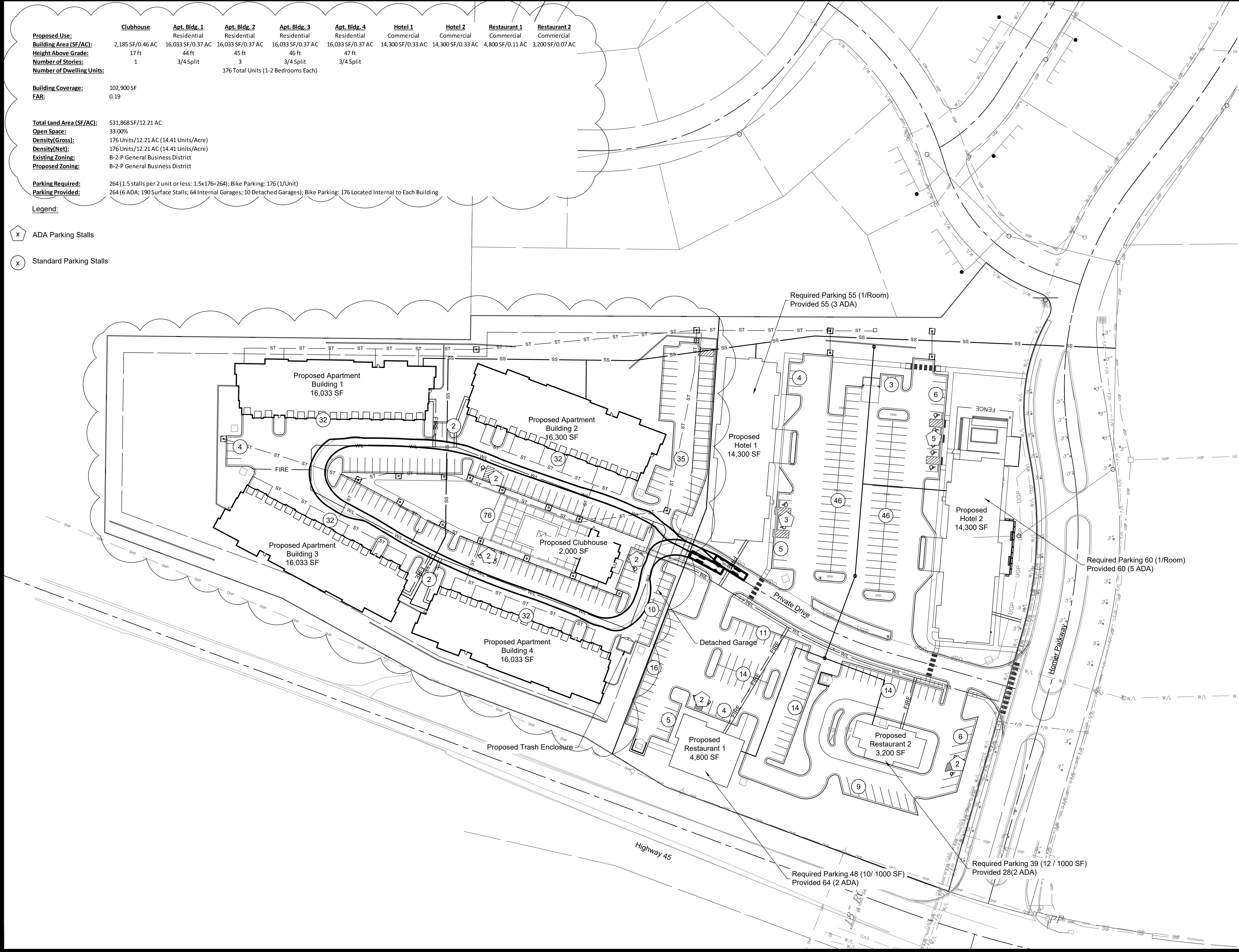


	<u>Clubhouse</u>	<u>Apt. Bldg. 1</u>	<u>Apt. Bldg. 2</u>	<u>Apt. Bldg. 3</u>	<u>Apt. Bldg. 4</u>	<u>Hotel 1</u>	<u>Hotel 2</u>	<u>Restaurant 1</u>	<u>Restaurant 2</u>
<u>Proposed Use:</u>	Residential	Residential	Residential	Residential	Residential	Commercial	Commercial	Commercial	Commercial
<u>Building Area (SF/AC):</u>	2,185 SF/0.46 AC	16,033 SF/0.37 AC	16,033 SF/0.37 AC	16,033 SF/0.37 AC	16,033 SF/0.37 AC	14,300 SF/0.33 AC	14,300 SF/0.33 AC	4,800 SF/0.11 AC	3,200 SF/0.07 AC
<u>Height Above Grade:</u>	17 ft	44 ft	45 ft	46 ft	47 ft				
<u>Number of Stories:</u>	1	3/4 Split	3	3/4 Split	3/4 Split				
<u>Number of Dwelling Units:</u>			176 Total Units (1-2 Bedrooms Each)						
<u>Building Coverage:</u>	102,900 SF								
<u>FAR:</u>	0.19								
<u>Total Land Area (SF/AC):</u>	531,868 SF/12.21 AC								
<u>Open Space:</u>	33.00%								
<u>Density(Gross):</u>	176 Units/12.21 AC (14.41 Units/Acre)								
<u>Density(Net):</u>	176 Units/12.21 AC (14.41 Units/Acre)								
<u>Existing Zoning:</u>	B-2-P General Business District								
<u>Proposed Zoning:</u>	B-2-P General Business District								
<u>Parking Required:</u>	264 (1.5 stalls per 2 unit or less: 1.5x176=264); Bike Parking: 176 (1/Unit)								
<u>Parking Provided:</u>	264 (6 ADA; 190 Surface Stalls; 64 Internal Garages; 10 Detached Garages); Bike Parking: 176 Located Internal to Each Building								

Legend:

X ADA Parking Stalls

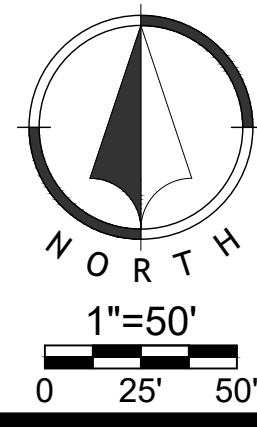
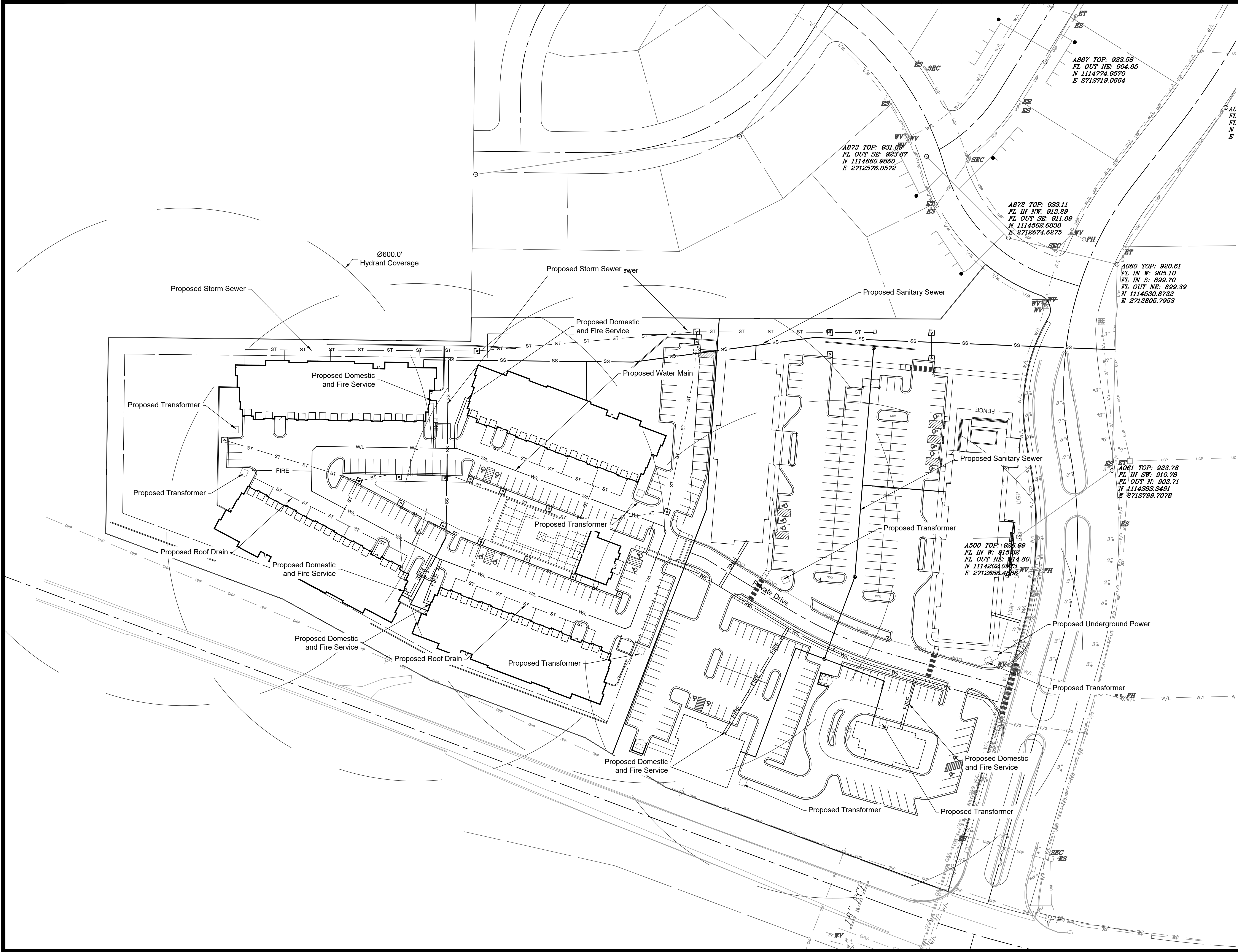
X Standard Parking Stalls



NO.	DATE	REVISION
2	07/06/2023	Per City Comments
1	06/09/2023	Original Submittal

DRAWN BY	CHECKED BY
%%	%%

tdaniel
Jul 06, 2023-3:36pm
Z:\RIC Design\2023\23-0135\DrawgSheets\PDF\23-0135 PDP-GENLAY-01.dwg



Preliminary Development Plan

23-0135

Creekside West Apartments
Parkville, Platte County, Missouri

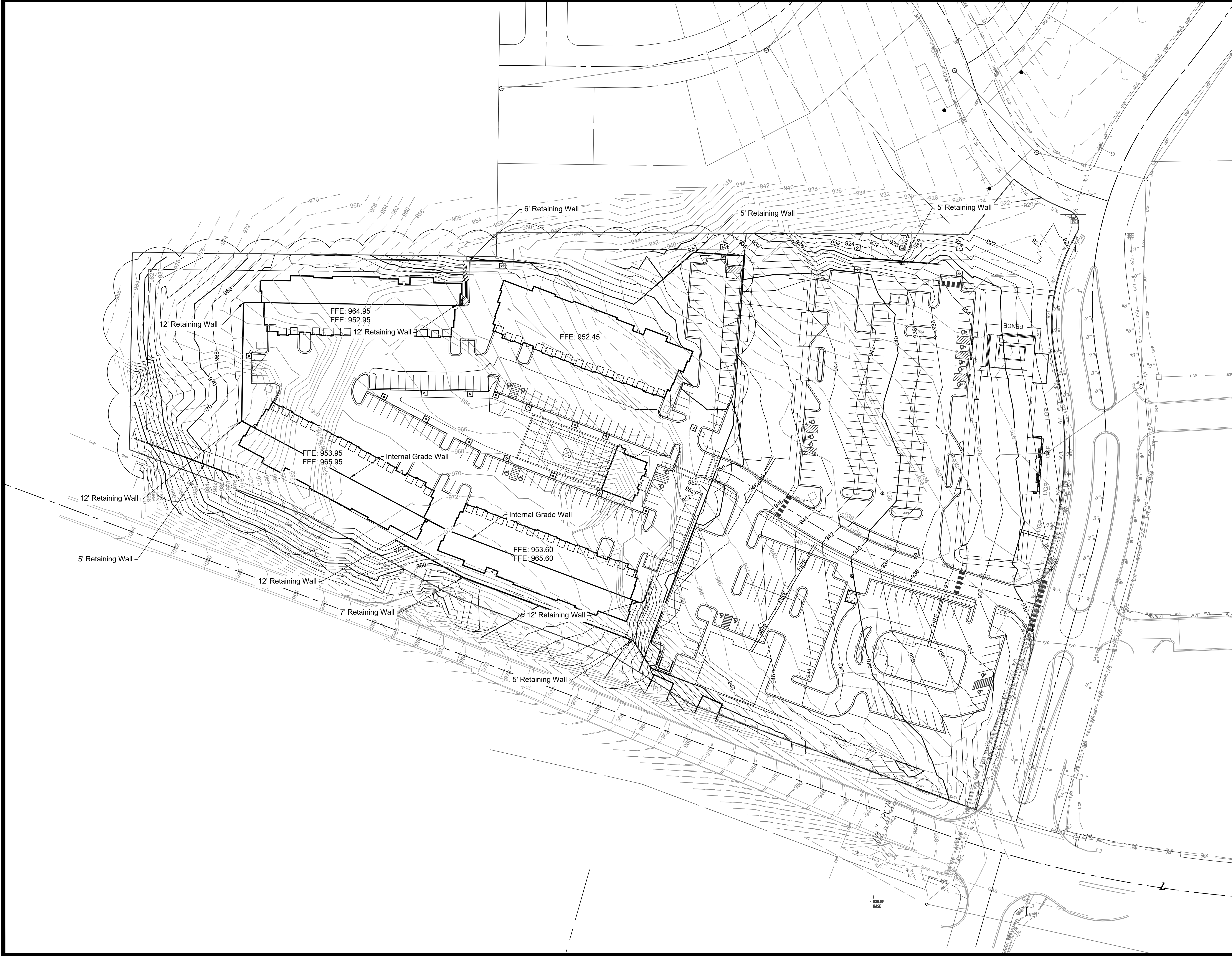
Site Utilities

NO.	DATE	REVISION
2	07/06/2023	Per City Comments
1	06/09/2023	Original Submittal

DRAWN BY	CHECKED BY
%%	%%

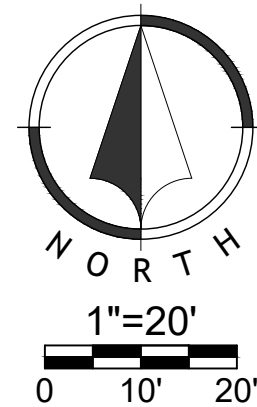
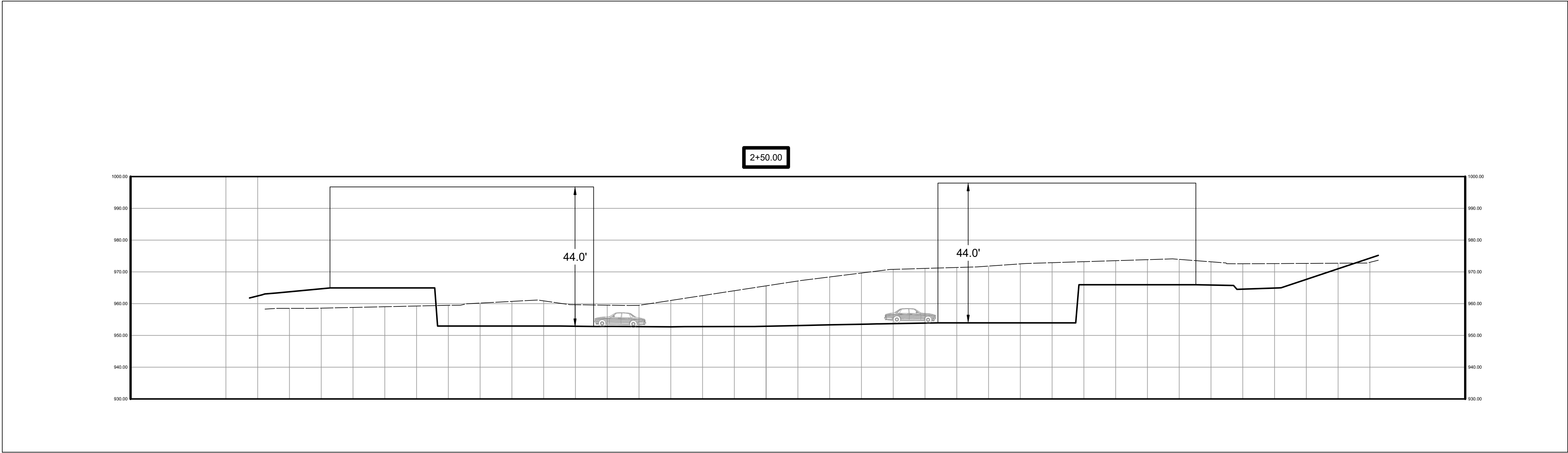
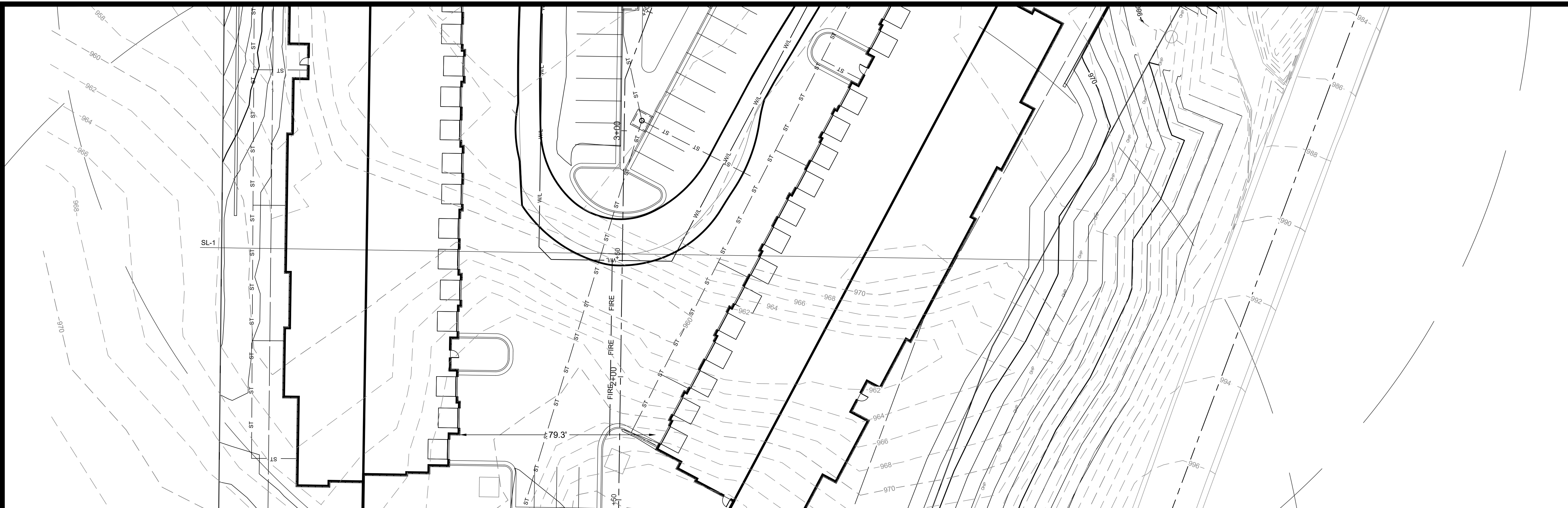
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
B16-800.0950
www.rii-consulting.com
MO Certificate of Authority: E-2010033630

Sheet
C05

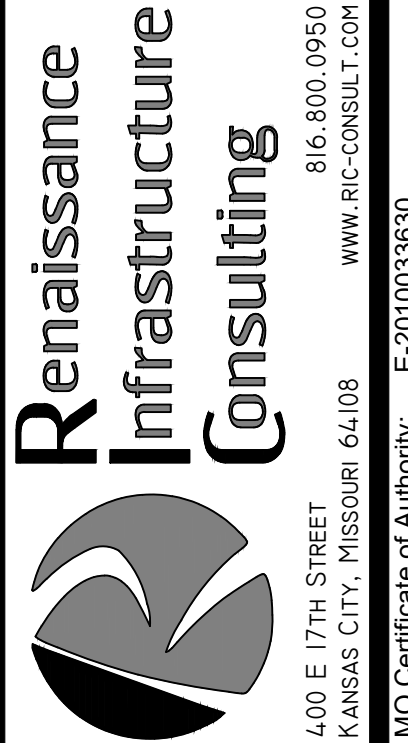
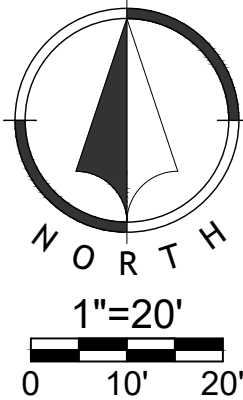
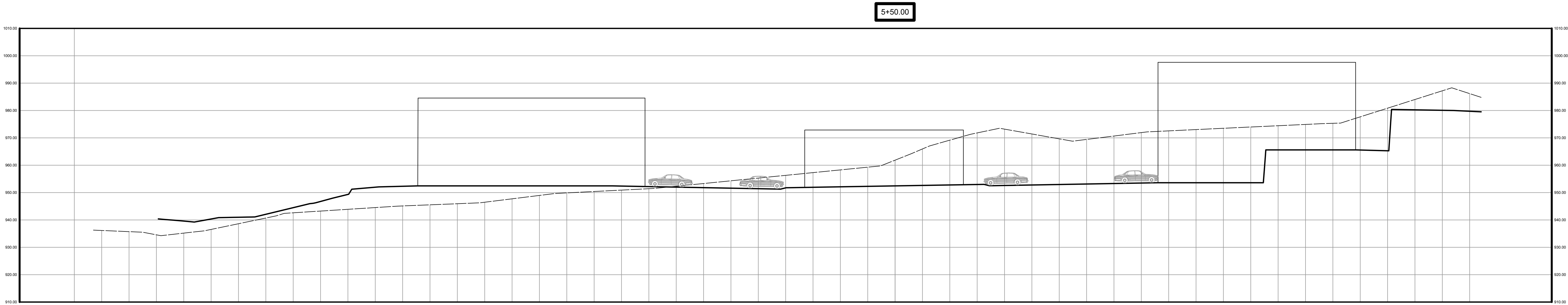
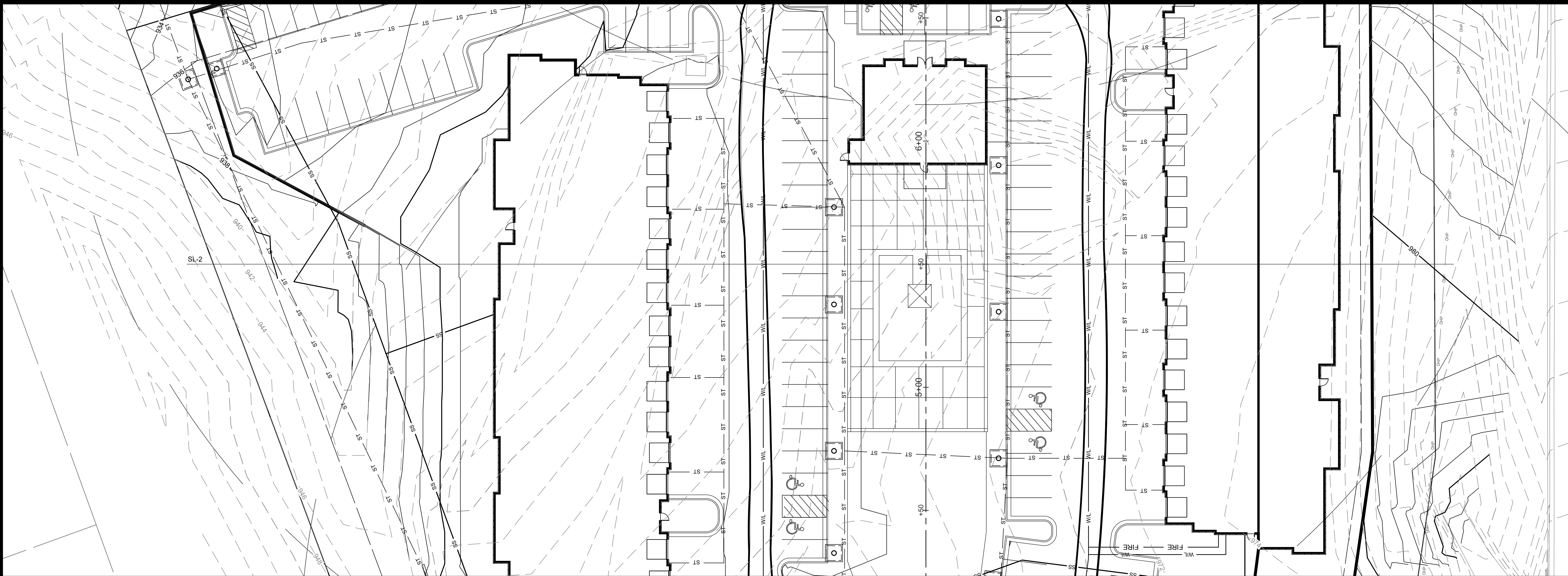


NO.	DATE	REVISION
2	07/06/2023	Per City Comments
1	06/09/2023	Original Submittal

DRAWN BY	CHECKED BY
%%	%%



tdaniel
Jul 06, 2023-3:37pm
Z:\RIC Design\2023\23-0135\DrawgSheets\PDF\23-0135-PDF-SECTIONS-01.dwg



DRAWN BY: %% CHECKED BY: %%

NO. DATE REVISION

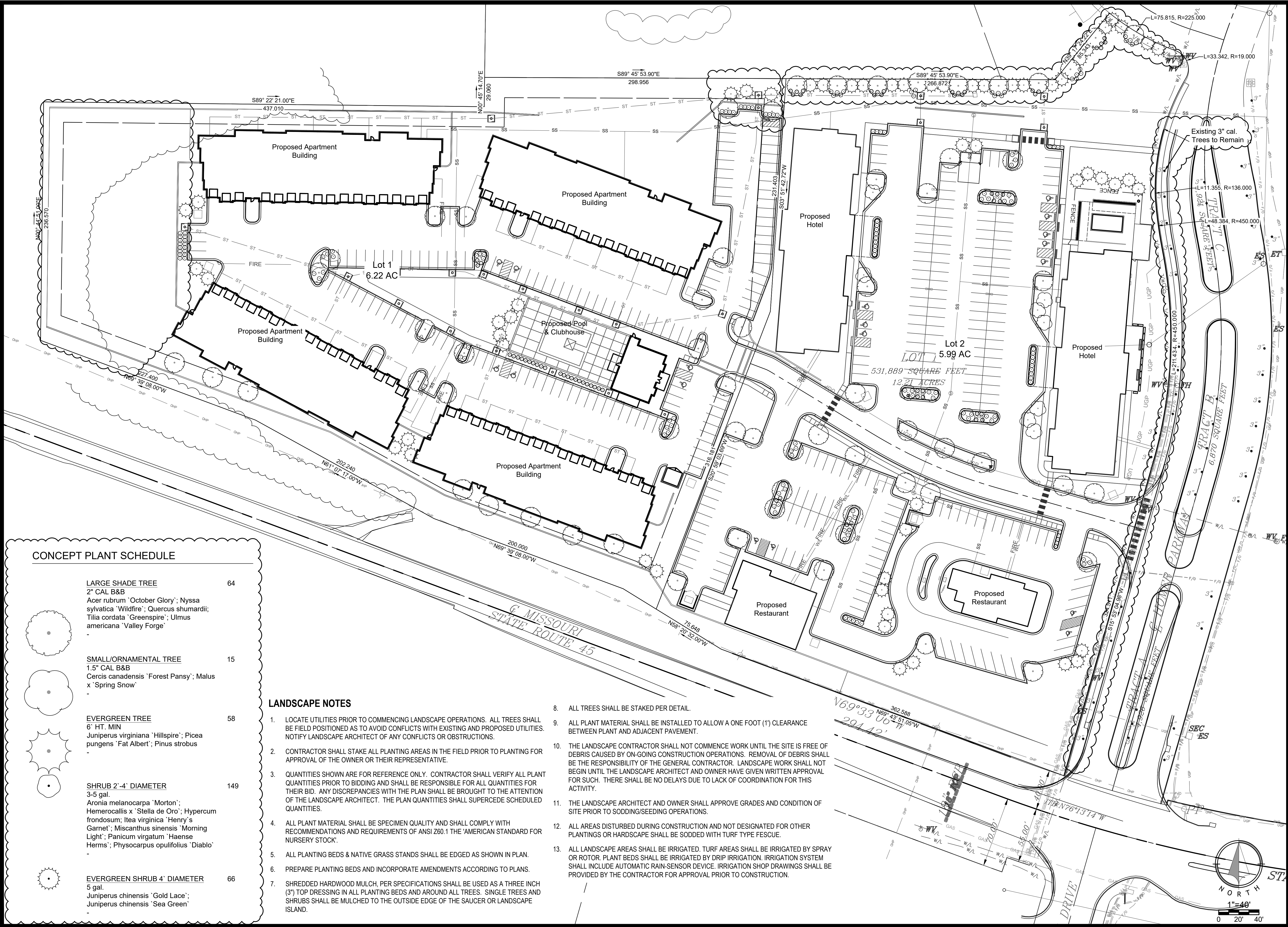
1 06/09/2023 Original Submittal

2 07/06/2023 Per City Comments

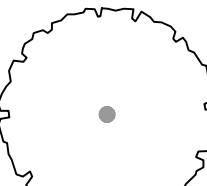
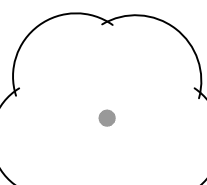
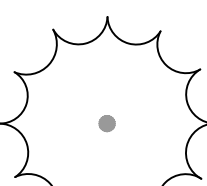
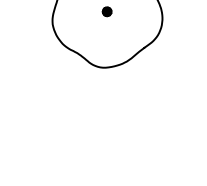
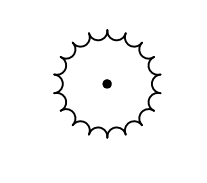
Section 2

Preliminary Development Plan
23-0135
Creekside West Apartments
Parkville, Platte County, Missouri

Sheet
C08

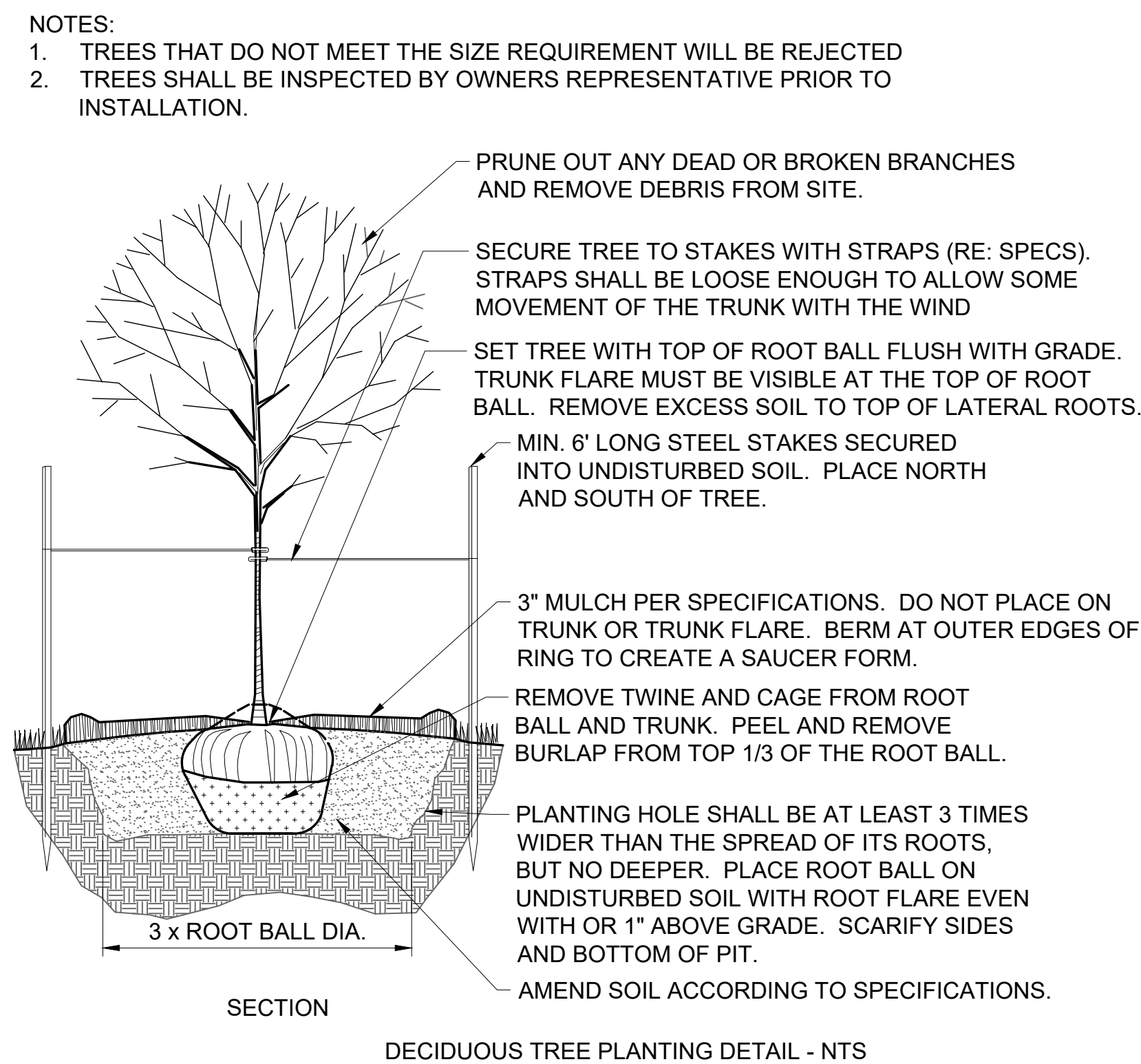
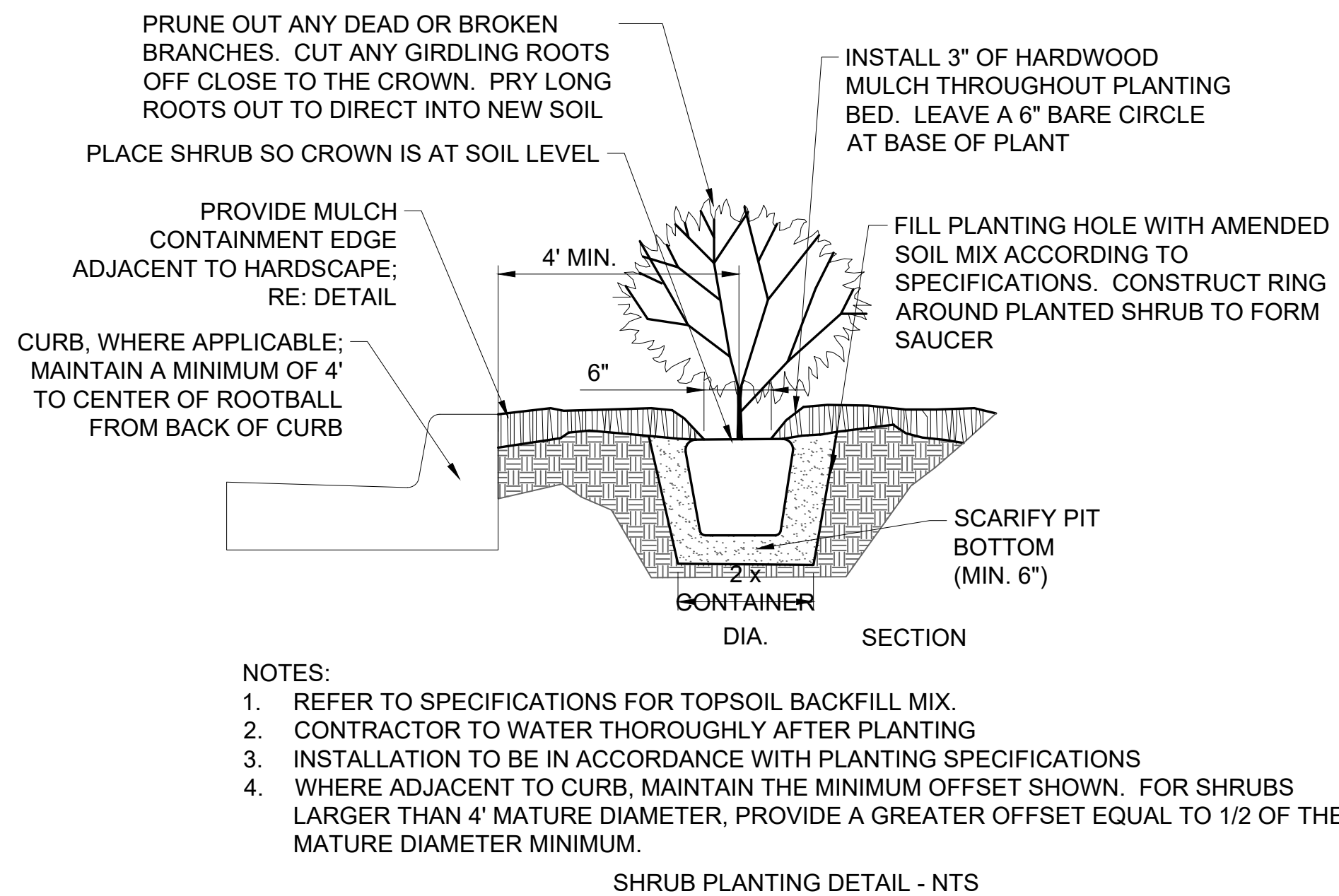
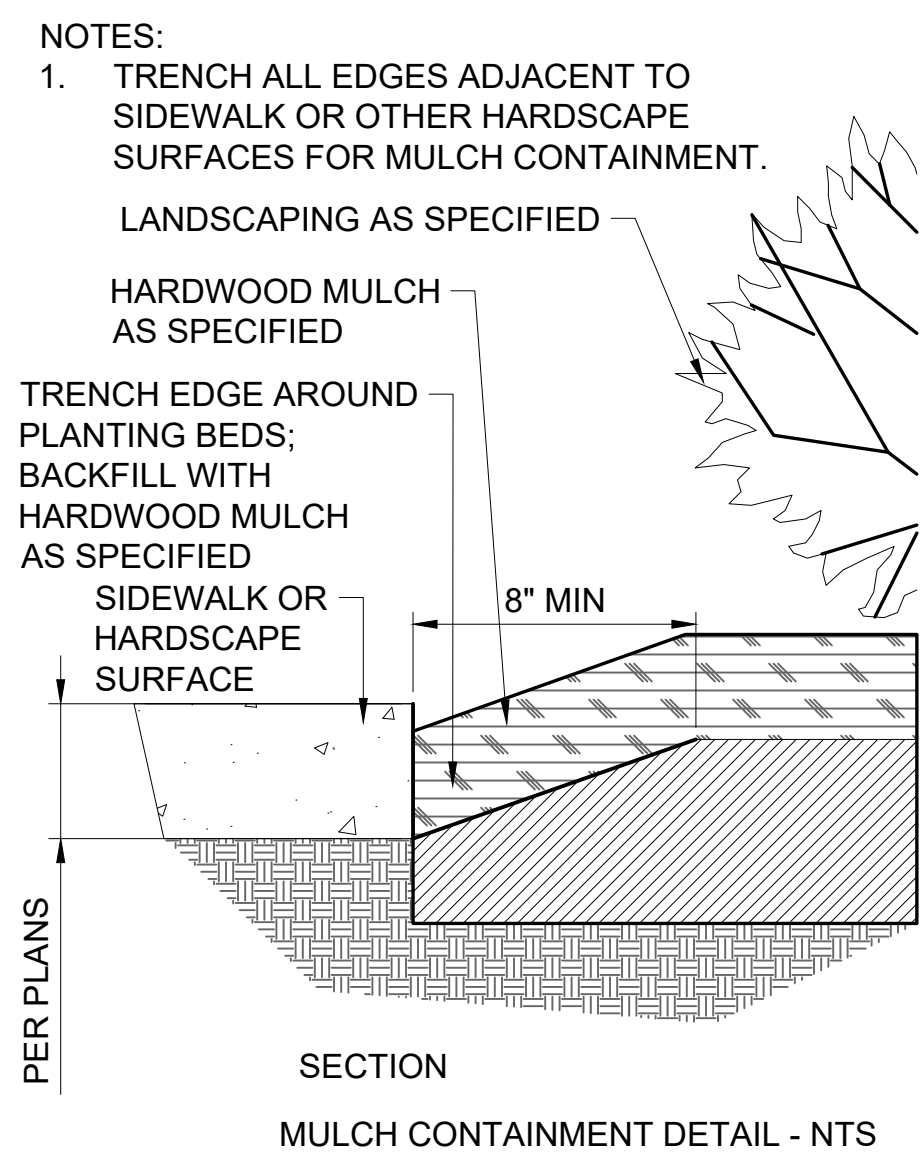
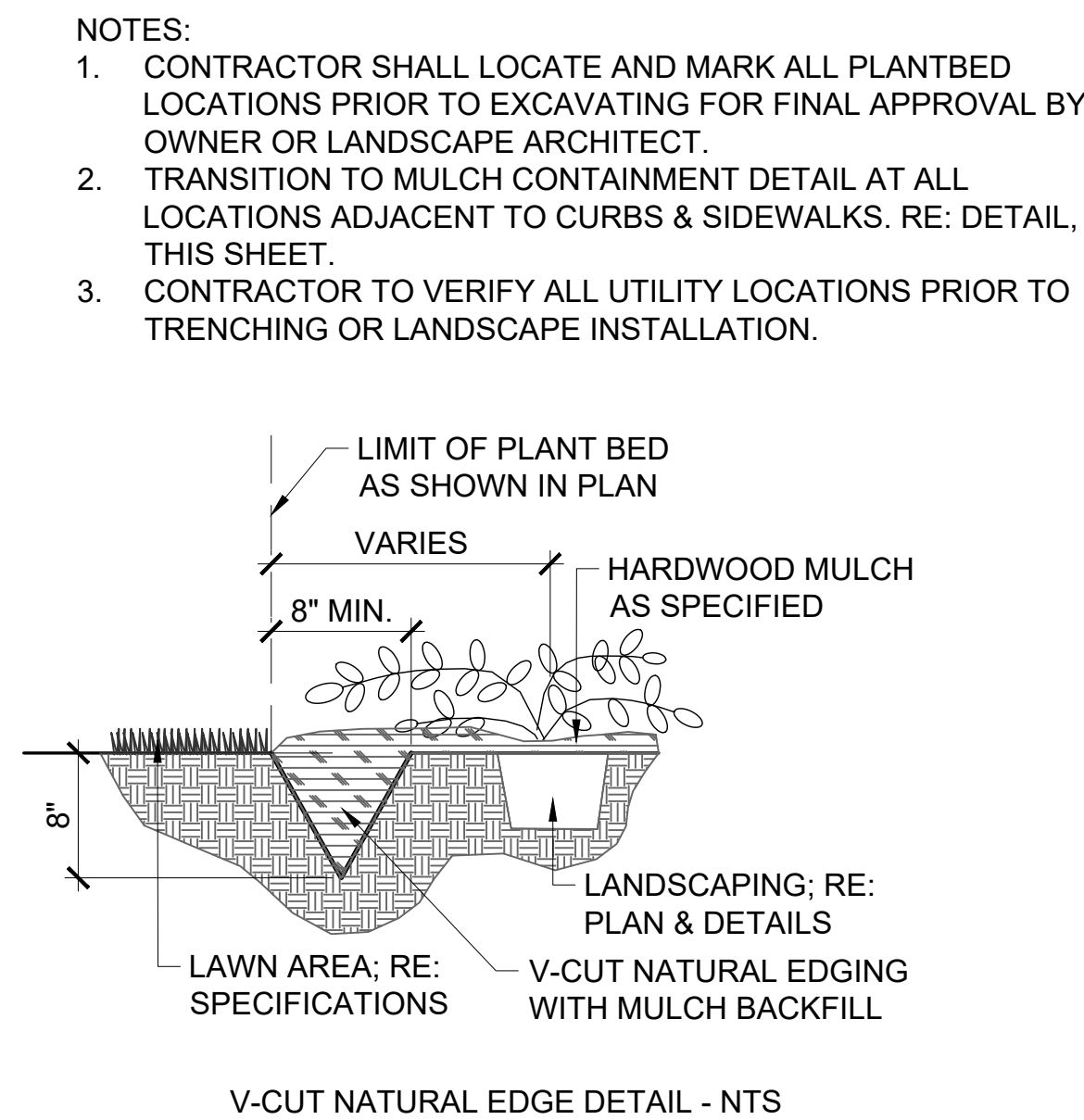
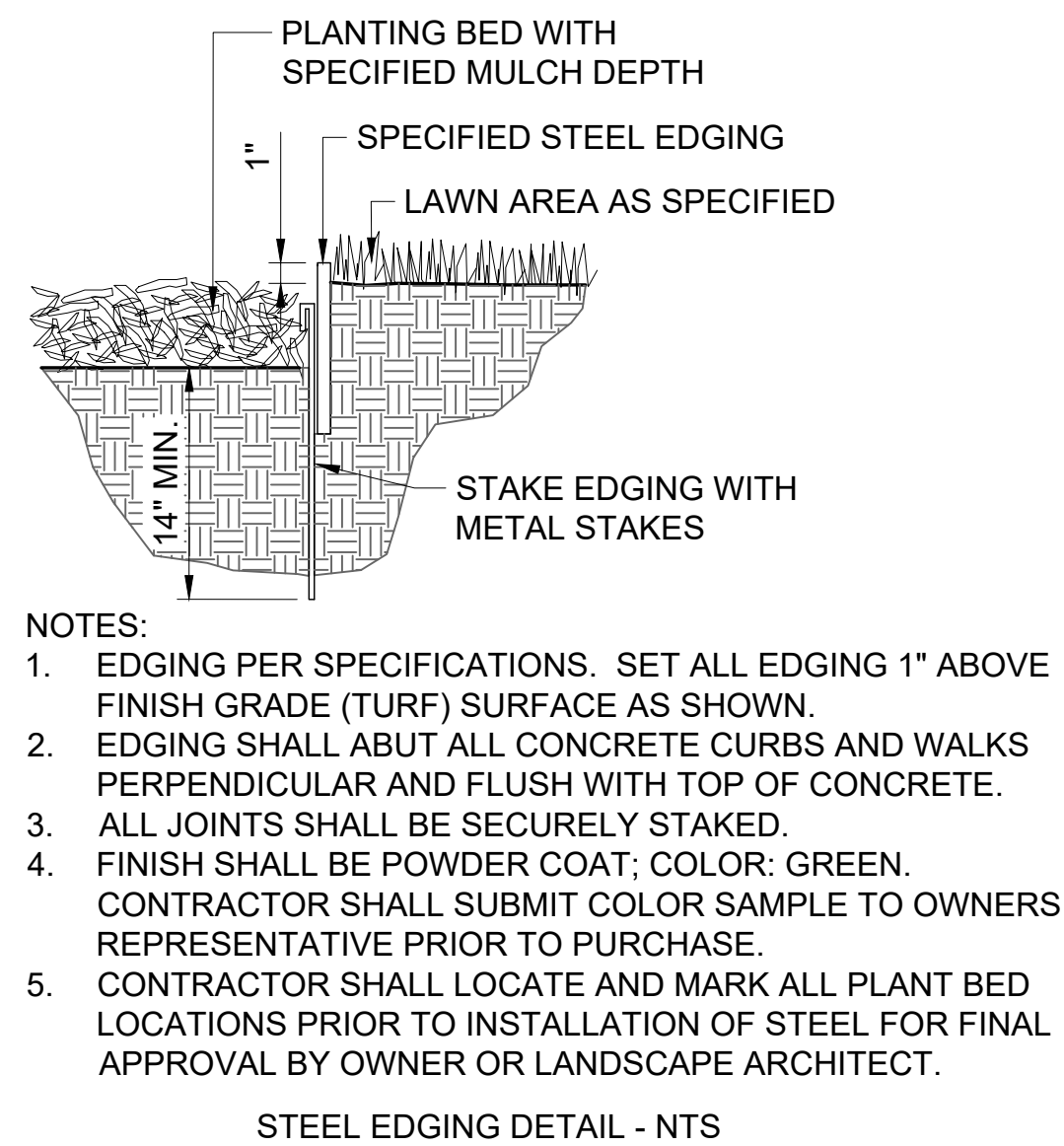
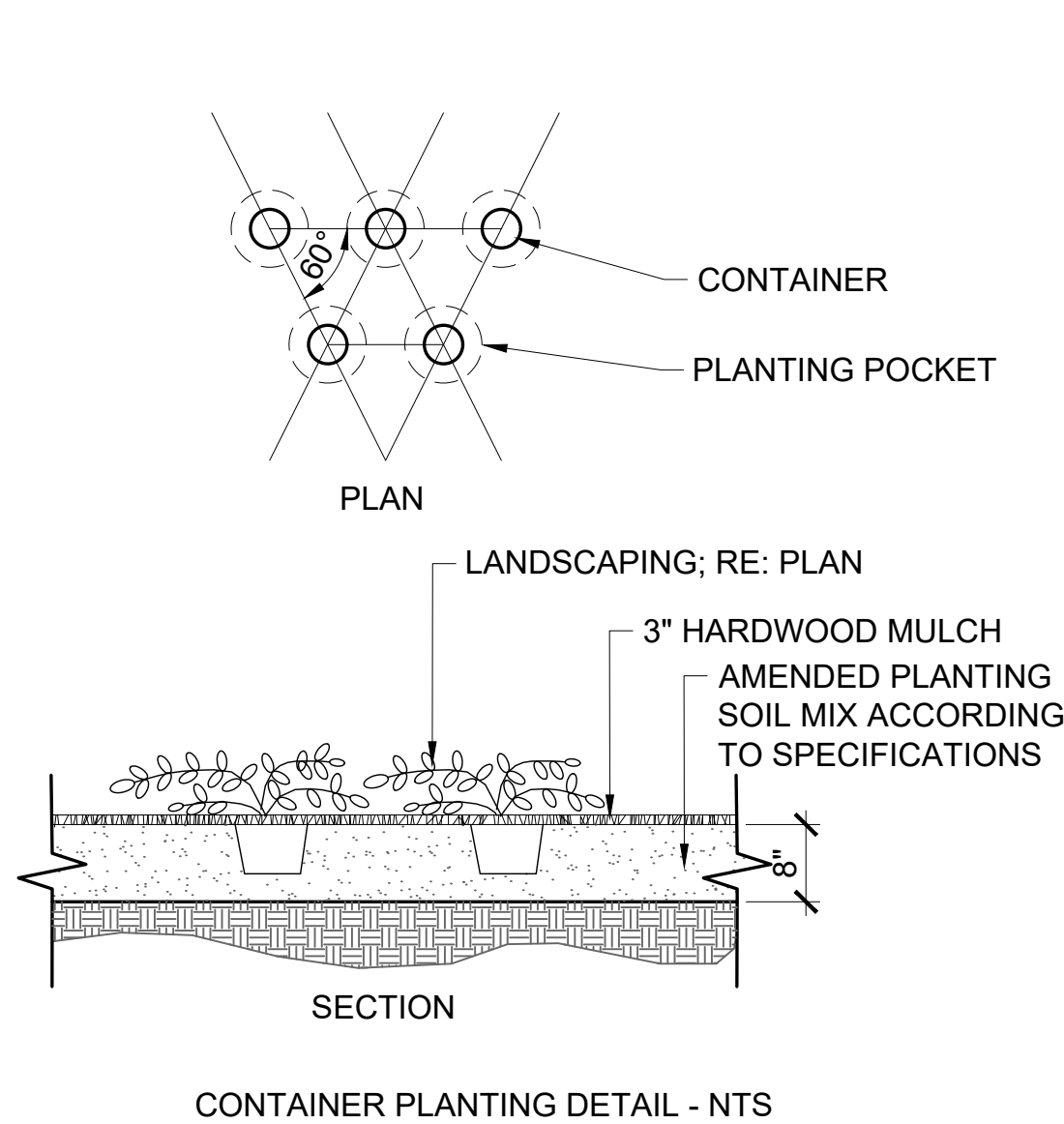


CONCEPT PLANT SCHEDULE

	LARGE SHADE TREE 2" CAL B&B Acer rubrum 'October Glory'; Nyssa sylvatica 'Wildfire'; Quercus shumardii; Tilia cordata 'Greenspire'; Ulmus americana 'Valley Forge'	64
	SMALL/ORNAMENTAL TREE 1.5" CAL B&B Cercis canadensis 'Forest Pansy'; Malus x 'Spring Snow'	15
	EVERGREEN TREE 6' HT. MIN Juniperus virginiana 'Hillspire'; Picea pungens 'Fat Albert'; Pinus strobus	58
	SHRUB 2'-4' DIAMETER 3-5 gal. Aronia melanocarpa 'Morton'; Hemerocallis x 'Stella de Oro'; Hypericum frondosum; Itea virginica 'Henry's Garnet'; Miscanthus sinensis 'Morning Light'; Panicum virgatum 'Haense Herms'; Physocarpus opulifolius 'Diablo'	149
	EVERGREEN SHRUB 4' DIAMETER 5 gal. Juniperus chinensis 'Gold Lace'; Juniperus chinensis 'Sea Green'	66

LANDSCAPE NOTES

- 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.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 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.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 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.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 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.

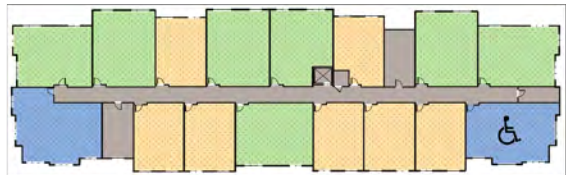
[illegible]

PROJECT DATA:				
3/4 SPLIT TUCK-UNDER:				
UNIT COUNT:		TYPE:	NET SQFT:	TOTAL UNIT
		84 1BD/1BA	660	55,440
		88 2BD/2BA	950	83,600
		28 3BD/2BA	1,150	32,200
TOTAL:	200	UNITS		171,240
PARKING:				
TOTAL STALLS:	REQ.	1.5	PROV.	@1.5/UNIT
	300	STALLS	300	STALLS

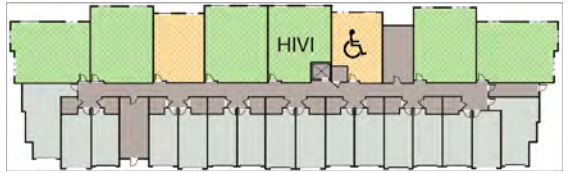
*NOTE: BUILDINGS 1 & 2 TO HAVE (4) 3BED PENTHOUSE APTS. EA.



4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR

BUILDINGS 3 & 4

N.T.S.

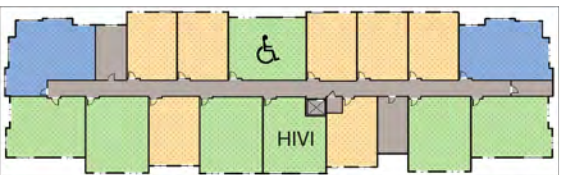
5



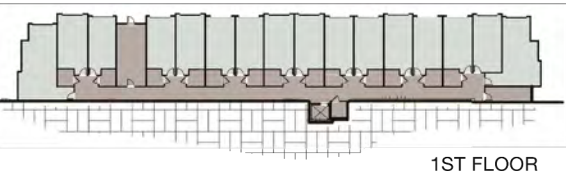
4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR

BUILDINGS 1 & 2

N.T.S.

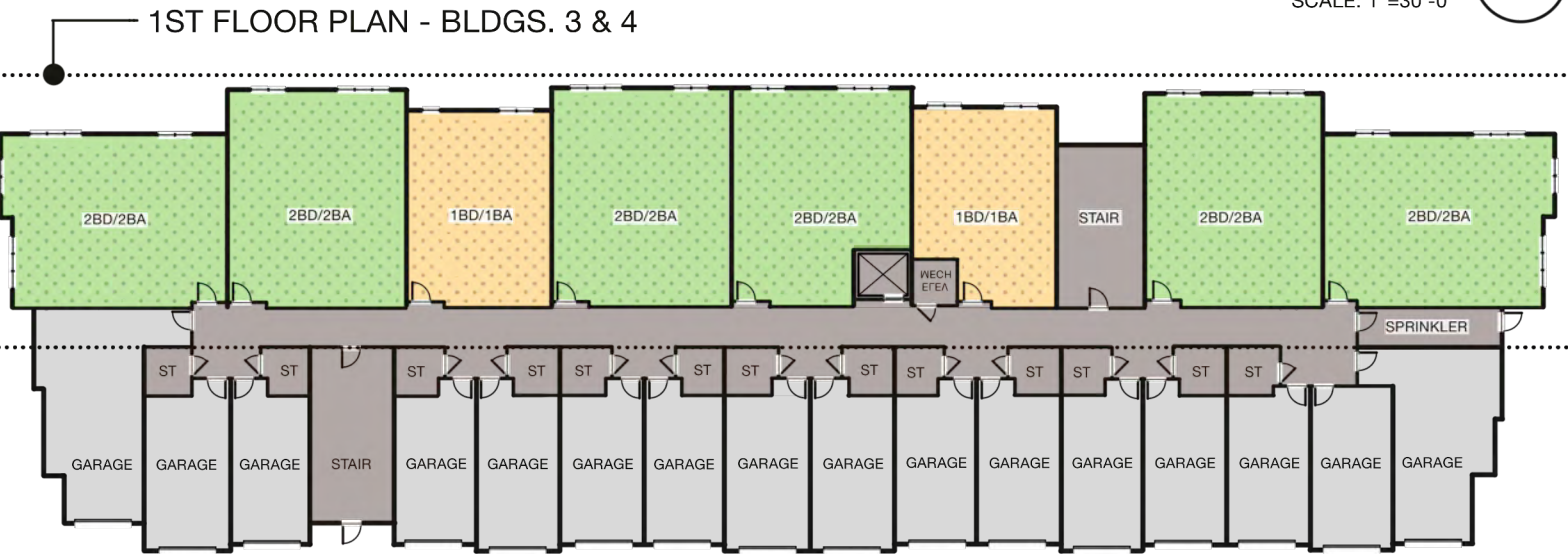
4



2ND-4TH FLOOR PLAN - BLDGS. 1 & 2
3RD-4TH FLOOR PLAN - BLDGS. 2 & 3

SCALE: 1"=30'-0"

3

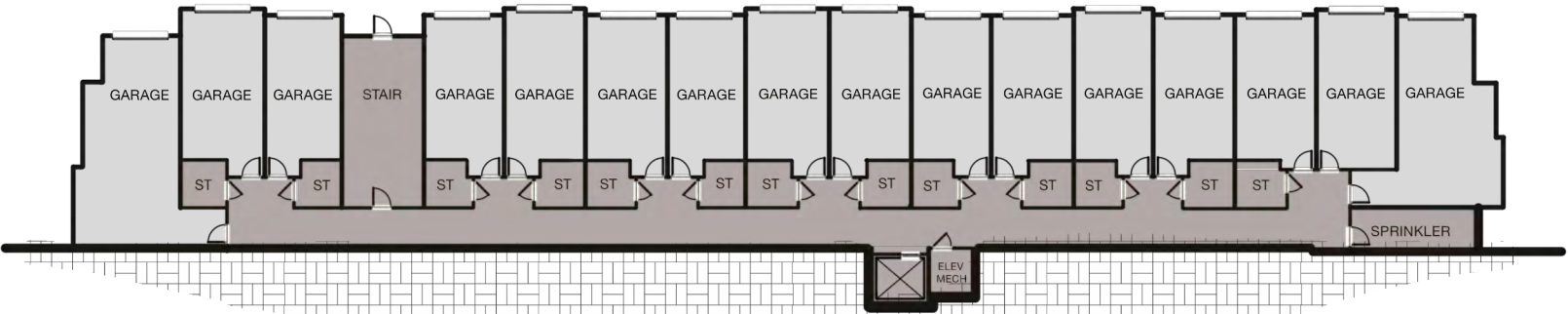


1ST FLOOR PLAN - BLDGS. 3 & 4

2ND FLOOR PLAN - BLDGS. 3 & 4

SCALE: 1"=30'-0"

2



1ST FLOOR PLAN - BLDGS. 1 & 2

SCALE: 1"=30'-0"

1



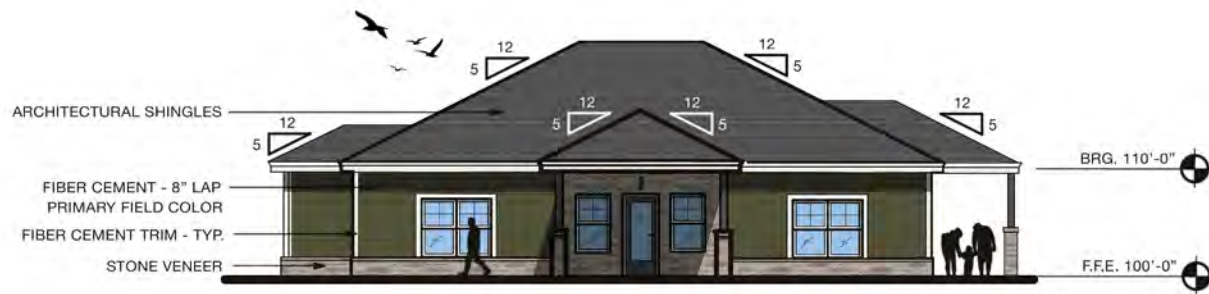




SIDE ELEVATION 6
N.T.S.



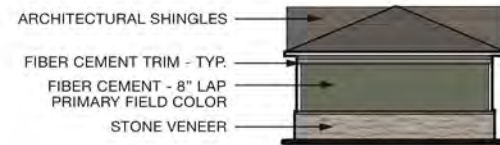
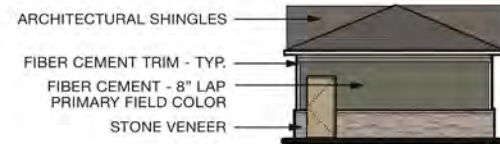
SIDE ELEVATION 5
N.T.S.



REAR ELEVATION 4
N.T.S.



FRONT ELEVATION 3
N.T.S.



GARAGE ELEVATIONS 2
N.T.S.



CLUBHOUSE BUILDING PLAN 1
SCALE: 1"=12'-0"

MATERIAL LEGEND:	
	- SHEET VINYL; TYPICAL
	- CONCRETE; TYPICAL
	- LUXURY VINYL PLANK; TYPICAL



Memorandum

To: Planning and Zoning Commission
Cc: Brad Stanton, Planner
From: Stephen Lachky, Community Development Director
Date: Thursday, July 6, 2023
RE: Approval of Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 8 East St. (Case No. URC 2023-21); Jim Ecton, 107 Main LLC, Applicant

Background

Jim Ecton with 107 Main LLC has recently submitted an Application for Minor Site Plan (Case No. PZ 2023-21) to rehabilitate the existing two-story mixed-use building at 8 East St, which contains four ground-level retail units (1,824 sq. ft.) and up to six second-level apartment units (1,920 sq. ft.) with a 600 sq. ft. wood deck. The ground-level units have been used for limited retail, office and service uses over the years (e.g., law offices, FOPAS Fabulous Finds); and recently Level Builders LLC, a commercial construction company, occupies the majority of the ground-level space for their office use.

Per Platte County tax records, the building was constructed in 1980; and the exterior is a mix of traditional brick, block wall with dark brown, light brown, blue, yellow and clay-toned paint, and old western architecture with false front facades along the southern roofline (see Exhibit 1).



Imagery of 8 East St.

The applicant, Jim Ecton (President, Level Builders LLC) desires to remodel the interior space of both floors of the building, transforming the second-floor apartments into space for *Office – Limited* uses; and do a complete overhaul of the exterior facades of the building by removing the old western false facades. The applicant proposes a more modern and cleaner look for the entirety of the southern façade, using Hardi® board siding painted with stone hues such as light and dark gray (see Exhibits 2 and 3). Hardi® is a high-performance fiber cement siding, which is designed for a greater resistance to fading, chipping and cracking compared to wood siding.



Example of architectural style proposed for 8 East St.

Review and Analysis

The purview of design & aesthetics for downtown buildings resides within our Title IV – Development Code, Section 406.010 Old Town District – OTD and falls to City staff, as well as the Planning and Zoning Commission in specific instances as listed below:

E. Design and Performance Criteria. Buildings and sites shall be designed to meet the following performance standards. Any exceptions or discretionary approvals shall be judged against these design and performance standards.

1. All buildings and sites shall promote vibrant streetscapes with active uses and attractions located in storefronts of buildings, frequent windows, and a repetitive pattern of doors which are the primary entrance.
2. For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the

building period, and should not cover, destroy or otherwise minimize original architectural elements.

3. *As a general rule, buildings must maintain similar base courses, cornice lines and horizontal lines of windows complementary to those used in surrounding buildings.*
4. *Buildings must not have long, monotonous, uninterrupted walls or roof planes visible from the street or other public rights-of-way. Building walls more than 15 feet in length must include elements that add architectural interest and variety such as projections, recesses, offsets, windows, painted features or blank window openings trimmed with frames, sills or lintels.*
5. *Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.*
6. *Light fixtures attached to the exterior of buildings should be compatible with the style, materials, colors and details of the building and the character of the district.*
7. *Walls and fences should be architecturally compatible with the style, materials and colors of the principal building on the same lot.*
8. *With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.*
 - a. *Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.*
 - b. *Only traditionally painted materials, such as wood, should be painted.*
 - c. *Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. 2815 (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.*
 - d. *Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Chapter 410.*

While staff recommends approval of the proposed exterior modifications to 8 East St., due to the significance of the building within downtown Parkville, staff requests the Planning and Zoning Commission to also review the proposed exterior modifications for 8 East St. for compliance with Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria; and make a motion for approval, denial or postponement if necessary.

EXHIBITS:

1. Existing aerial view, south and east elevations for 8 East St. (Sheet No. EX1; prepared by Shaw Hofstra & Associates; dated June 30, 2023).
2. Proposed south and east elevations for 8 East St. (prepared by Shaw Hofstra & Associates; dated June 30, 2023).
3. Proposed south and east elevations for 8 East St. with color palette (prepared by Shaw Hofstra & Associates; dated June 30, 2023).



Application #: PZ 2023-21
Date Submitted: 07-05-23
Public Hearing: N/A
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Minor Site Plan

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: JAMES ECTON
Company: LEVEL BUILDERS LLC
Address: 8D EAST STREET
City, State: PARKVILLE, MO 64152
Phone: 816-215-5286 Fax: _____
E-mail: JIMECTON@GMAIL.COM

Engineer/Surveyor(s) preparing plans & legal desc.

Name: _____
Company: SHAW HOFSTRA
Address: 1800 Central St,
City, State: Kansas City, MO 64108
Phone: (816) 421-0505 Fax: _____
E-mail: _____

Owner(s), if different from applicant

Name: JAMES ECTON
Company: ALLORA HOLDINGS
Address: 8D EAST STREET
City, State: PARKVILLE, MO 64152
Phone: 816-215-5286 Fax: _____
E-mail: JIMECTON@GMAIL.COM

Contact Person, if different from applicant

Name: _____
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 07/05/2023

Property Owner's Signature (Required) [Signature] Date: 07/05/2023

2. Property Information

Zoning district: "OTD" Old Town District
Property address and general location: 8 EAST STREET PARKVILLE, MO 64152
Legal description (may be attached): _____

Description of proposed use(s):

OFFICE BUILDING

Gross acreage of lot: _____ Net acreage of lot: 0.15

Open space acreage: _____ Lot coverage: _____

Is proposal an alteration to an existing building or new construction? ☒ alteration ☐ new construction

3. Factors affecting the project

Are any public improvements required for this project? N/A

Explain (may be attached):

Attach a narrative addressing:

1. How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.
2. How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
3. How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
4. How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.
5. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.
6. Any other information relevant to the application.

4. Checklist of required submittals

- ☐ Completed application, including site plan with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00.
- ☐ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☐ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For Office Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director July 5, 2023
Name/Title Date

Application fee payment: Check # 1391 Amount \$ 300.00 JK

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
 Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
 Conditions if any: _____



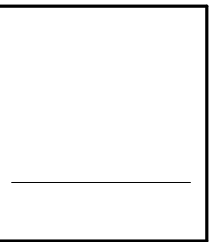
EXISTING - SOUTH ELEVATION



EXISTING - AERIAL VIEW



EXISTING - EAST ELEVATION



OFFICE RENOVATION
LEVEL BUILDERS
 Number 8 East Street
 Parkville, MO 64152

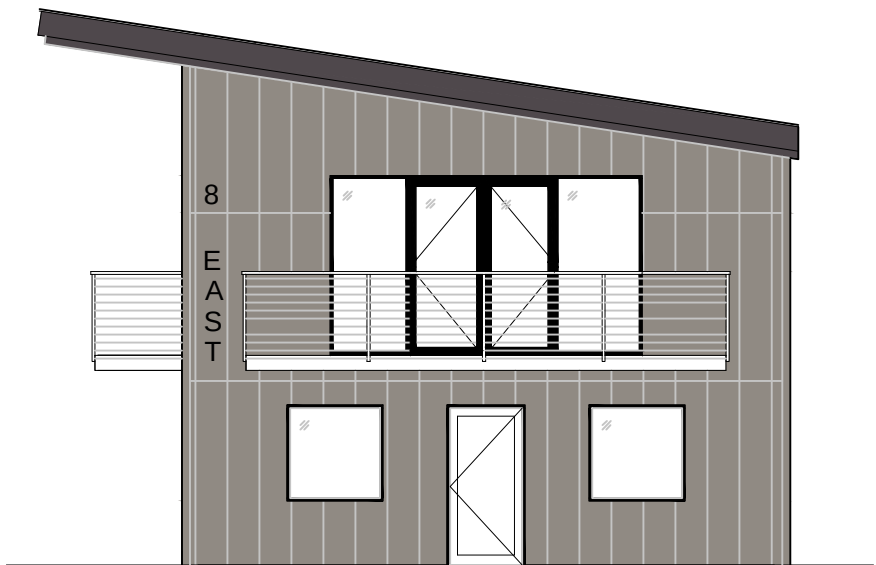
SH
 ASSOCIATES
 SHAW HOFSTRA + ASSOCIATES
 1800 CENTRAL STREET, SUITE 203
 KANSAS CITY, MISSOURI 64108
 P: 816.421.0505
 ARCHITECTURAL CORPORATION
 Certificate of Authority No. 00111130
This document, and all plans, specifications, and other information contained therein, are the exclusive property of SHAW HOFSTRA + ASSOCIATES. These documents are delivered and accepted by you in trust and on the expressed condition that neither these documents or the information contained therein will be copied, reproduced, or delivered to others, except copies stamped "CONFIDENTIAL - NOT FOR CONSTRUCTION" PROPERTY OF SHAW HOFSTRA + ASSOCIATES. No reproducible copies shall be distributed without the express written consent of SHAW HOFSTRA + ASSOCIATES. The design represented by these documents and plans is the exclusive property, design, and concepts of SHAW HOFSTRA + ASSOCIATES and may not be used or copied without the express written consent of SHAW HOFSTRA + ASSOCIATES.
 SHAW HOFSTRA + ASSOCIATES © 2022

JOB NO.	
DRAWN BY:	
ISSUE	DATE

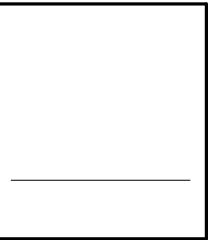
SHEET NUMBER
EX1
6/30/2023



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION- S EAST ST
SCALE 1/8" = 1'-0"



OFFICE RENOVATION
LEVEL BUILDERS
Number 8 East Street
Parkville, MO 64152



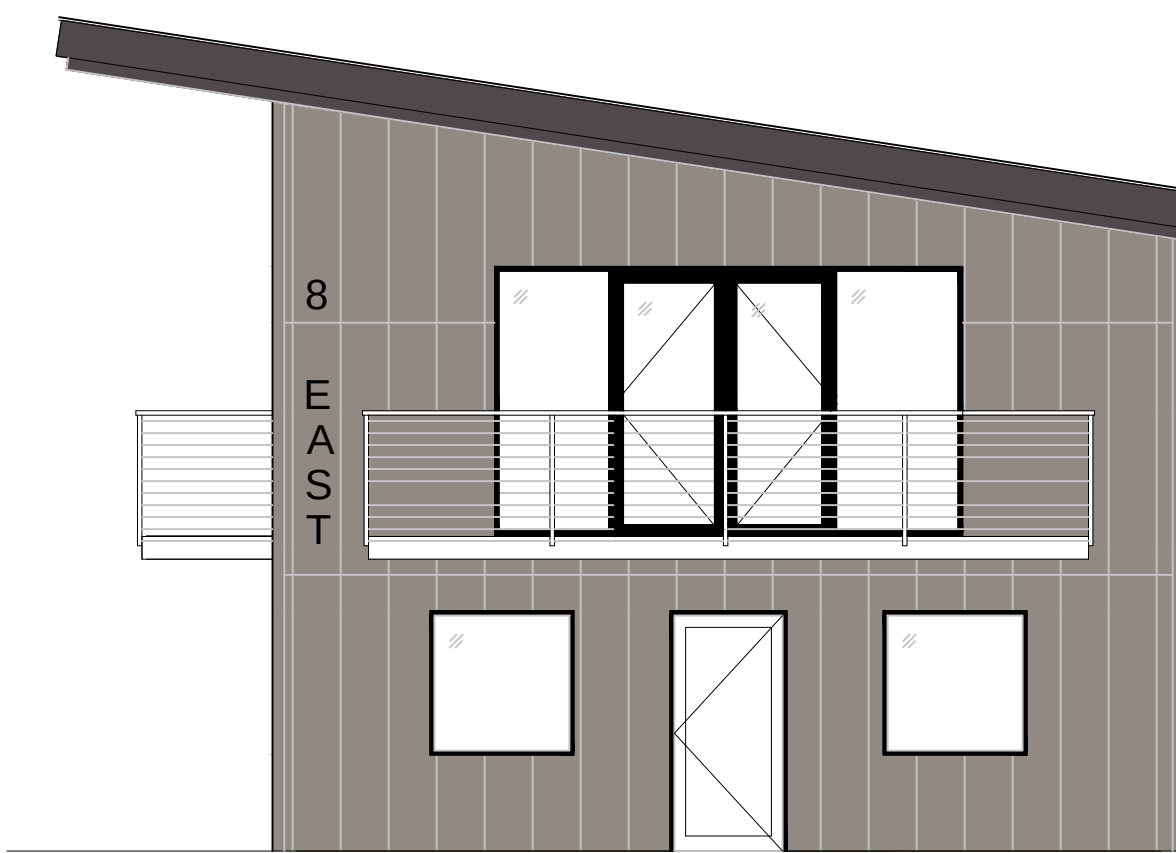
SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505
ARCHITECTURAL CORPORATION
Certificate of Authority No. 00111130
This document, and all plans, specifications, and other information contained therein, are the exclusive property of SHAW HOFSTRA + ASSOCIATES. These documents are delivered and accepted by you in trust and on the expressed condition that neither these documents or the information contained therein will be copied, reproduced, or delivered to others, except copies stamped "CONFIDENTIAL - NOT FOR CONSTRUCTION" PROPERTY OF SHAW HOFSTRA + ASSOCIATES. No reproducible copies shall be distributed without the express written consent of SHAW HOFSTRA + ASSOCIATES. The design represented by these documents and plans is the exclusive property, design, and concepts of SHAW HOFSTRA + ASSOCIATES and may not be used or copied without the express written consent of SHAW HOFSTRA + ASSOCIATES.
SHAW HOFSTRA + ASSOCIATES © 2022

JOB NO.	
DRAWN BY:	
ISSUE	DATE

SHEET NUMBER
6/30/2023



1 SOUTH ELEVATION
SCALE 3/16" = 1'-0"



2 EAST ELEVATION- S EAST ST
SCALE 3/16" = 1'-0"

DOVETAIL



DORIAN GRAY



BLACK FOX



HARDIE BOARD SMOOTH PANEL W/ BATTS



OFFICE RENOVATION
LEVEL BUILDERS
Number 8 East Street
Parkville, MO 64152



ASSOCIATES

SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108

P: 816.421.0905
ARCHITECTURAL CORPORATION
Certificate of Authority No. 00111130

This document, and all plans, specifications, and other information contained therein, are the exclusive property of SHAW HOFSTRA + ASSOCIATES. These documents are delivered and accepted by you in trust and on the expressed condition that neither these documents or the information contained therein will be copied, reproduced, or delivered to others, except copies stamped "CONFIDENTIAL" - NOT FOR CONSTRUCTION. PROPERTY OF SHAW HOFSTRA + ASSOCIATES. No reproducible copies shall be distributed without the express written consent of SHAW HOFSTRA + ASSOCIATES. The design represented by these documents and plans is the exclusive property, design, and concepts of SHAW HOFSTRA + ASSOCIATES and may not be used or copied without the express written consent of SHAW HOFSTRA + ASSOCIATES. SHAW HOFSTRA + ASSOCIATES © 2022

JOB NO.	
DRAWN BY:	
ISSUE	DATE

SHEET NUMBER
6/30/2023