AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, June 3, 2025
6:00 PM

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Personal Appearances**

5. **Consent Agenda**
   A. Approval of Minutes from the May 6, 2025 Meeting

6. **Unfinished Business**

7. **New Business**
   A. Case No. 25014: Final Development Plan - Iconic Mixed Use Development

8. **City Council Report**

9. **Staff Report**

10. **Public Comment**

11. **Commission Member Comment**

12. **Adjournment**

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 6, 2025** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE, LOREN SHANKS, MATTHEW WIGGINS, KELLY FIZER, MARIO URQUILLA, AND MAYOR TURNBOW (via webcam). ABSENT WAS ERIC SMITH. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DAVE MCCUMBER, CITY ATTORNEY JONATHAN ZERR, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order –** Chairman Wiggins called the meeting to order at 6:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call –** Roll was taken and Chairman Wiggins declared a quorum present to conduct business.

4. **Personal Appearances -** None

5. **Consent Agenda**

   a. **Approval of Minutes from the April 15, 2025 meeting.**

   Motion by Mayor Turnbow, Seconded by Commissioner Fizer to approve the Consent Agenda.

   Rollcall Vote on Motion:

Commissioner Bowie	Abstain
Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 6-0-1.

6. **Unfinished Business - None**

   a. **Case #25007 - Hibner Acres Lot 1-B Rezoning: C-2 to C-2P *(public hearing)***

   Public hearing opened at 6:07pm.

   City Planner Dave McCumber gave an overview of the case, including the staff report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. McCumber noted that there was only one neighbor who made a comment at the Good Neighbor Meeting, and they voiced their approval of the project. In February 2025, the Board of Zoning Adjustment approved a variance request to allow the construction sales and service land use on the subject property. This was requested by the applicant, Branched Out Gutters, to allow his business and other businesses to be able to locate there. The Board of Zoning Adjustment allowed the request with the contingency of excluded uses for the property that would normally be allowed in C-2 zoning districts, as well as submit a rezoning request to rezone the property from C-2 to C-2P. The Unified Development Code requires any P designation to provide a minimum of three public

enhancements and streetscape features. Staff believes that given the development's location and type of building being proposed, the public enhancements should be waived in exchange for other improvements to the project, including an enhanced screened wall to the west property line with landscaping, and no external storage will be allowed. A master sign plan will be required as well, which will ensure continuity in the signage between the businesses once they move into the building. Staff recommends the Commission accept the findings of fact and forward the Case to the City Council with a recommendation of approval.

Commissioner Shanks asked about if there was a precedent for waiving those requirements.

> Development Services Director David Gress noted that there is not a precedent for waiving requirements. There are not many developments in the P designation. The proposed development is small enough that the enhancements usually required by the Code would not benefit the public enough to encourage those enhancements. The public would be more likely to benefit from the inclusion of the screened wall and landscaping. The P designation allows for more flexibility with the usage in the future.

Mike Blythe, owner of Branched Out Gutters, came forward to make a comment. Mr. Blythe stated that his goal for the project is to create a higher quality contractor garage. His business will be utilizing one of the garages for their own use as well.

David Will, 234 N Rice St., neighbor to the subject property, came to the podium to voice his support for the project.

Public hearing closed at 6:16pm.

Motion by Commissioner Urquilla, seconded by Commissioner Bowie to approve the Staff proposed findings of fact for Case #25007, Hibner Acres Lot 1-B Rezoning, C-2 to C-2P and the associated concept plan subject to the conditions as outlined.

Motion amended by Commissioner Urquilla, seconded by Commissioner Bowie to accept the Staff proposed findings of fact and forward Case #25007, Hibner Acres Lot 1-B Rezoning, C-2 to C-2P and the associated concept plan to the City Council with a recommendation of approval subject to the conditions as outlined.

Rollcall Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 7-0-0.

7. New Business -

a. Raymore Blueprint 2045 Comprehensive Plan Update *(public hearing)*

Public hearing opened at 6:19pm.

Mr. McCumber and Mr. Gress gave an overview of the updates to the Comprehensive Plan and answered any questions the Commissioners had.

Commissioner Shanks asked if crime prevention with better layouts for properties was included in the plan.

> Mr. Gress noted that the topic has been explored, but it is not included in the current version of the Comprehensive Plan.

City Attorney Jonathan Zerr asked what the crime prevention measures look like.

> Mr. Gress noted that examples include lighting and landscaping requirements, among other things, but those details would be covered more in depth in the Unified Development Code.

Mayor Turnbow stated that there is an interest by the City Council in regards to the percentages of types of housing in the City. The Council is aware of the need for different types of housing, but would like there to be a written guideline to look for guidance for new developments. Mayor Turnbow also noted that there is a big question regarding rentals like Airbnbs or VRBOs.

Mr. Zerr noted that many Homeowners Associations are adding short term rental restrictions into their bylaws.

Mr. Gress noted that there have been discussions regarding the implementation of a rental registration program for the City, but nothing concrete has been determined.

Commissioner Urquilla wanted to note a correction on page 2, where there are two section 1s.

Public hearing closed at 6:33pm.

Motion by Commissioner Urquilla, seconded by Commissioner Fizer to accept the Staff proposed findings of fact and forward the Raymore Blueprint 2045 Comprehensive Plan Update, to the City Council with a recommendation of approval with the noted correction to section 2.

Rollcall Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 7-0-0.

b. Case #25012 - Madison Valley 5th Plat

Mr. McCumber gave an overview of the case, including the staff report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. There will be 46 residential lots and one tract of land on 12.76 acres, with a density of 3.6 dwelling units per acre. The construction of Sunset Lane was delayed, so the landscape buffers were never completed. The subdivider must install the landscape buffers ahead of the acceptance of the 5th plat, public improvements, and final plat approval. Staff recommends the Commission accept the findings of fact and forward the case to the City Council with a recommendation of approval.

Motion by Commissioner Urquilla, seconded by Mayor Turnbow to accept the Staff proposed findings of fact and forward Case #25012, Madison Valley 5th Plat, to the City Council with a recommendation of approval, including the 3 conditions as outlined.

Rollcall Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 7-0-0.

8. City Council Report

City Attorney Jonathan Zerr gave an update on the most recent City Council meetings held since the Commission last met.

9. Staff Report

Mr. Gress gave the monthly department report, and noted that Commissioner Bowie will be leaving the Commission and moving. Mr. Gress also commented on a ribbon cutting that will be held at the Quilted Cow for their recent expansion, and let the Commission know the May 20th meeting may be canceled depending on application delays.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Bowie wished everyone a happy mother's day, and thanked the Mayor and fellow Commissioners for the time spent on the Commission.

Commissioner Shanks noted that the Comprehensive Plan is impressive, and wished everyone a happy mother's day.

Commissioner Harrison thanked staff.

Chairman Wiggins thanked Commissioner Bowie for his time on the Commission, thanked staff, asked about the May 20th meeting, and wished everyone a happy mother's day.

Commissioner Fizer thanked staff.

Commissioner Urquilla thanked staff and congratulated Mayor Turnbow for reelection and Mr. Zerr for the continued award of City Attorney.

Mayor Turnbow thanked staff, noted that Commissioner Bowie will be missed, and is looking forward to the next year as mayor.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to adjourn the May 6, 2025 Planning and Zoning Commission meeting.

Rollcall Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 7-0-0.

The May 6, 2025 meeting adjourned at 6:49pm.

Respectfully submitted,
Emily Jordan

RAYMORE development services

PLANNING APPLICATION

STAFF REPORT

PLANNING AND ZONING COMMISSION MEETING: 06/03/2025

Iconic Mixed Use Planned Unit Development

APPLICANT -	**Griffin Riley Property Group LLC**
Property Owner:	Griffin Riley Property Group LLC
Engineering/Arch. Firm	Schlagel/NSPJ Architects

PROJECT LOCATION -	REQUESTED ACTION -
NW of Dean Avenue and Johnston Drive	Final Development Plan (Final Plat + Site Plan)

PROJECT NARRATIVE -

An application has been filed requesting approval of "Iconic," a mixed-use Planned Unit Development consisting of four (4) Multi-Family Dwelling buildings containing 299 units, a clubhouse, and one commercial retail building. A future hotel is part of the overall development located at the NW corner on Lot 1, however, it is not part of this phase.

ZONING AND LAND USE SUMMARY -

EXISTING ZONING -

"PUD" Planned Unit Development

SURROUNDING ZONING & LAND USE -

North: "R-3AP" Multi-Family Residential District (Planned District Overlay) - Two-Family Dwellings & City of Belton - Vehicular Sales and Service

South: "R-3AP" Multi-Family Residential District (Planned District Overlay) - Assisted Living & "PUD" Planned Unit Development - Undeveloped (South of Johnston Drive)

East: "R-2" Single and Two-Family Residential District - Two-Family Dwellings & "R-3B" Apartment Community Residential District - Multi-Family Dwellings

West: City of Belton (Separated by I-49 ROW) - MODOT Facility

TOTAL TRACT SIZE -	NUMBER OF LOTS & TRACTS-	DENSITY
22.31 +/- Acres	4 (Lots 2-5) & 1 Tract	23.5 +/- du./ac

SITE PLAN REVIEW -

Unified Development Code (UDC) Section 470.160 - Site Plan Review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. The balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);

2. The convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;

3. The adequacy of waste disposal methods and protection from pollution of surface or groundwater;

4. The protection of historic and environmental features on the site under review and in adjacent areas;

5. The stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and

6. The adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with Raymore Blueprint 2045, the City's Comprehensive Plan.

PAST PLANNING ACTIONS -

1. On January 26, 2004, an application to rezone the entirety of the Timber Trails development from its previous "A" and "M-1" zoning designations to R-1P and R-3P zoning designations was approved by the City Council.

2. On February 9, 2004, a preliminary plat for the area including the subject property and the area that is now the location of Benton House, was approved to include 336 townhome units.

    a. Of the remaining undeveloped portion of the preliminary plat, 268 townhomes remain approved, but unbuilt.

3. The first final plat for the Timber Trails townhome development was approved on February 14, 2005, and included 17 buildings, containing a total of 68 townhome units, all of which have been constructed.

4. With the adoption of the UDC, the zoning classification was converted from "R-3P" to "R-3AP" on January 1, 2009.

5. The City Council has approved extensions to the Preliminary Plat in 2007, 2009, 2011, 2013, 2016, and 2020.

6. At its August 11, 2014 meeting City Council approved a conditional use permit for a senior living facility (Benton House) to be located southwest of the subject property. On September 2, 2014, the Planning and Zoning Commission approved the Benton House of Raymore Site Plan.

7. On April 25, 2022, the City Council approved the PUD rezoning and Preliminary Development Plan for Allera, a 170-lot detached single family development, that also included a 9-unit live/work attached single family component, located immediately south of this proposed development. No applications have been submitted for this property to date, and the Preliminary Development Plan has since expired.

8. The applicant, Griffin Riley Property Group, originally submitted a PUD rezoning request for this property in October of 2021. Upon initial review of the application, and further discussion with City staff, the applicant requested to place the application on hold. The application expired in accordance with the UDC.

9. The Timber Trails 3rd Plat, located to the southeast of the subject property, was approved by the City Council on September 26, 2022.

10. On November 25, 2024, the property east of the subject land was rezoned to "R2" Single and Two-Family Residential District from "R-1P" Single-Family Residential District by the City Council. This was the most recent development within the Timber Trails area.

11. A Memorandum of Understanding was approved by the City Council on May 8, 2023 which rezoned the property from "R-3AP" (Multi-Family Residential Planned District) to "PUD" (Planned Unit Development) and approved the Preliminary Plat.

DEVELOPMENT STANDARDS -

DIMENSIONAL STANDARD	REQUIREMENT	
	Lots 2, 3, 5 *Residential*	**Lot 4** *Retail*
Min. Lot Size	12,000 sq ft	2,000 sq ft
Minimum Lot Area Per Dwelling	1,000 sq ft	N/A
Minimum Lot Depth	120 ft	100 ft
Front-Yard Setback	30 ft	30 ft
Side-Yard Setback	10 ft	10 ft
Rear-Yard Setback	30 ft	20 ft
Building Height	70 ft (Lot 2) 60 ft (Lots 3 & 5)	80 ft
Building Coverage	40%	40%
Maximum Density, Dwelling Units/Acre	23.5	N/A

PROPOSED USES	USE DESCRIPTION
Apartment Community (Lots 2,3 & 5)	A group of two (2) or more multi-family dwellings occupying a parcel of land in one (1) ownership and having a park or court in common, but not including motels or other lodging uses.
Hotel/Motel (Lot 1)	An establishment containing lodging rooms for occupancy by transient guests. Such an establishment may provide customary hotel services such as maid and bellboy services, furnishing of and laundry of linens used in the lodging rooms, central desk, and meeting rooms.
"C-2" & "C-3" Permitted and Conditionally Permitted Uses (Lot 4)	See Section 410 and 485 of the UDC for specific use definitions

PARKING REQUIREMENTS -

PROPOSED USE	PARKING REQUIREMENT	REQUIRED	PROVIDED
Multi-Family/Apartment Dwelling	1.5 spaces per dwelling	449	488
Lodging	1.5 spaces for 1.5 beds	For Future Phase	N/A
Retail Sales	1 space per 300 sq ft	45	68
Private recreation Facilities	1 space per 4,000 sq ft of recreational use area	6.5 spaces	19

LANDSCAPING & SCREENING -

PARKING LOT LANDSCAPING: Landscape islands with 1 shade tree and 3 shrubs at minimum per 10 off-street parking spaces are proposed. Furthermore, perimeter parking lot landscaping is being provided for those applicable areas on the site. The planned landscaping meets the requirements for the project's Memorandum of Understanding (MOU) and the UDC Requirement.

SITE LANDSCAPING: Landscaping is being provided in accordance with the MOU and UDC requirements.

SCREENING: Type A screening is being provided adjacent to the existing townhome and industrial developments to the north, the hotel/lodging land use (Lot 1), and the Benton House, an assisted living land use. 10 ft minimum buffers containing berms, trees, shrubs and/or evergreens are provided along Dean Avenue, Johnston Drive, and the East Outer Road. The proposed screening meets the requirements of the project's MOU and UDC.

BUILDING DESIGN -

The Preliminary Development Plan and MOU require 4-sided architecture on the retail commercial building located on Lot 4 to mitigate visual impacts of the building and utilities along Dean Avenue and Johnston Drive. Conceptual elevations were provided with the preliminary development plan and after revisions recommended by staff, the developer has provided final building elevations that reflect 4-sided architecture by carrying many of

the same building materials and architectural elements, such as clerestory windows, awnings and lighting to the rear (south) commercial building facade, which fronts Johnston Drive.

Lot 4 is intentionally laid out with greenspace on its east and west sides. If a potential tenant desires, the greenspace can be programmed for active uses, such as outdoor dining, bringing life and activity to the streetsides of the building.

Building elevations were provided for the apartment buildings, parking garages and clubhouse - all of which are consistent with the approved preliminary plans.

SITE ACCESS -

STREET ACCESS: The development is serviced by a centralized private street (Iconic Drive) which will remain under the control and ownership of the developer. Iconic Drive runs from the East Outer Road to Johnston Drive. Moreover, an access drive to the commercial building on Lot 4 is provided on Dean Avenue and is limited to right-in and right-out traffic. A 4-ft center median, which has been reviewed and recommended by Wilson and Company, the City's Traffic Impact Study consultant for the project, is being proposed on Dean Avenue to control the traffic movements in and out of the access drive. It will aesthetically match the planned median being constructed to the north of this development on Dean Avenue, and provide for traffic control and access management along the Dean Avenue corridor - a recommendation of the 2020 Traffic Study completed by the City.

Lastly, emergency services will have an additional ingress to the site through a controlled access point at the new cul-de-sac terminus of Barberry Lane, which will be built by the developer. That access point will be secured with moveable bollards.

PEDESTRIAN ACCESS: Sidewalks are provided along Johnston Drive and throughout the development along Iconic Drive, the detention pond, and in parking areas. Along the East Outer Road, which is controlled by MODOT, sidewalks were not required nor are they being proposed.

The proposed pedestrian access improvements are in conformance with the Preliminary Development Plan's MOU.

SIGNAGE -

Subdivision entrance markers are permitted for the development in accordance with Chapter 435 of the Unified Development Code. All other signage shall conform to the City's sign code. Signage plans are generally not approved as part of the site plan review process, but are reviewed by City staff for compliance with the signage regulations of Chapter 435.

SITE UTILITIES -

WATER: The on-site water utility will be publicly maintained excluding the water service lines. There is sufficient infrastructure in the area to supply water to this proposed development.

SEWER: The on-site sanitary sewer utility will be publicly maintained excluding the sanitary sewer service lines. There is sufficient infrastructure in the area to support this proposed development.

STORMWATER MANAGEMENT: The onsite storm sewer utility will be privately maintained including the extended wet regional detention basins. A stormwater maintenance agreement will be required. There is sufficient storm sewer infrastructure in the area to support this proposed development.

SITE LIGHTING: The applicant has requested the photometric (sight lighting) plan be reviewed and approved during the review of the construction documents, as the project involves both "off-site" street lighting along Iconic Drive and site lighting within the apartment and commercial lots. Both street lighting and lot photometric plans will be required for staff review as part of the building permit package submittal to the City. Staff will ensure that the applicant meets the standards of the UDC for the lots and the American Public Works Association (APWA) specifications for street lighting. Site lighting will be limited at adjoining property lines and abutting uses.

STAFF COMMENTS -

PLANNING AND ZONING:

- The Final Development Plan is in conformance with the approved Preliminary Development Plan.

- Understanding the development beyond that of the requirements of any city code, preliminary development plan, or MOU is important. Significant investment has been made into the public infrastructure system surrounding the site and along the Dean Avenue corridor, which supports development of this size and scale. Those systems require not only the up front cost of build out, but also the lifecycle costs associated with maintenance. This project proposes a productive use of land within the City without the need to expand or over-burden existing infrastructure. The systems in place today were designed to handle the capacities needed for the Dean Avenue corridor as imagined in the City's current and past Comprehensive Plans.

- The proposed Final Development Plan will formally create Lot 1, which will be the future location of a hotel. However, the applicant/developer/City have not yet secured a hotel for this site, and therefore it is not included within the Final Development Plan. A Site Plan application will need to be filed in the future, and approved by the Planning Commission and City Council, prior to any development on Lot 1.

PUBLIC WORKS & ENGINEERING:

- The City completed a Comprehensive Traffic Study in 2020 looking at major thoroughfares, including Dean Avenue abutting this project. Wilson & Co conducted the 2020 Traffic Study, and reviewed the applicant's Traffic Impact Analysis against the City's Traffic Study. Recommendations included access management along Dean Avenue in the form of a concrete median which restricts right-in right-out traffic at the retail access drive serving Lot 4.

- The City completed the Johnston Drive extension as part of a previous GO Bond Project. This project will further complete the road by adding in the required sidewalks along the north side of Johnston Drive, as well as street lighting.

ALIGNMENT WITH COMPREHENSIVE PLAN -

- The Future Land Use Map of Raymore Blueprint 2045 designates this property as appropriate for High Density Residential. The development is not proposing any significant public infrastructure systems, such as city streets or sewers, that are in conflict with the Comprehensive Plan.

- The recently adopted Comprehensive Plan highlighted many goals related to housing and overall development. Staff believes Iconic meets the following:

  IMAGE OF THE CITY

  - ***Goal 4: Focus development efforts in ways that result in cost-effective balanced, compatible and connected growth.***

  - ***Goal 5: Maintain diverse housing choices within strong neighborhoods that residents throughout the City.***

ECONOMIC DEVELOPMENT IMPACT-

Iconic is utilizing a 25 year incentive agreement that requires the developer to pay Payments In Lieu of Taxes (PILOTS) that will be distributed amongst the different taxing jurisdictions, such as the South Metro Fire Protection District, Ray-Pec School District, Cass County Library, etc. Furthermore, the incentive package was designed to encourage sales tax generating businesses on Lot 4 of the development over service based commercial uses that do not pay or collect sales taxes.

The project adds leasable retail space, which was identified in the Comprehensive Plan's Retail Market Analysis as a shortage and barrier to attracting new businesses to the City. The construction of new quality multi-tenant space will add to the City's inventory of available commercial space.

FINDINGS OF FACT -

Section 470.160 of the UDC states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following in the deliberation of a site plan approval:

1. The plan complies with all applicable standards of this code and all other applicable City ordinances and policies.

The development meets the standards of the development code, its approved Preliminary Development Plan, and Memorandum of Understanding.

2. The plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code.

The Final Site Plan is not in conflict with the adopted plans of the City or the code's intent.

3. The proposed use is allowed in the district in which it is located.

The property was rezoned to "PUD" Planned Unit Development in 2023, which was accompanied by a Preliminary Development Plan. The Final Development Plan is in conformance with the PUD Zoning District.

4. Vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways.

The site is accessed publicly from the Outer Road, Johnston Drive and Dean Avenue. An additional point of access is provided exclusively for emergency services at the south end of Barberry Lane, where the developer is constructing a new cul-de-sac. The access off the cul-de-sac is secured with moveable bollards. In an emergency, the fire department can remove the bollards to bring equipment onto the north side of the property.

Iconic Drive acts as the primary vehicular access throughout the development, which each lot is served from. A right-in and right-out drive access is provided to Lot 4, which will provide an additional point of access to the retail building. To control turning movements into and out of the drive, a 4-ft wide median will be constructed on Dean Avenue spanning 150-ft in north and south of the access point.

5. The plan provides for safe, efficient, and convenient movement of pedestrians on and to the site.

The plan provides a sidewalk on one side along Iconic Drive connecting into the public sidewalk along Johnston Drive. Within the development, sidewalks have been designed to bring people from the sidewalk along the street to the residential and commercial buildings. Buildings C, D and the commercial building, also include public sidewalk connectivity. Once the Lot 1 (future hotel) develops, the sidewalk along Iconic Drive will be extended to the west. MODOT is not requiring a sidewalk along the outer road.

6. The arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services.

Generally, buildings and structures on the site have been arranged with the smallest located nearest the private street (Inconic Drive) and largest towards the exterior property lines. Locations where the large buildings abuts other land uses and smaller scale buildings, landscape screening buffers are being provided to help with transition of building types.

7. Open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users.

The developer is utilizing existing topography to their advantage by building into certain hillsides, which provides natural buffers and on-site building amenities such as tuck-under parking garages. An existing pond on the site will be improved to accommodate the necessary stormwater requirements, and will be used as a regional basin for the development. The retention pond will feature a walking path along its perimeter as an amenity.

8. The plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses.

Natural mature trees exist on site but are not necessarily conducive to preservation in the development of the property. Trees are generally clustered in nature, or follow older property/lot lines that do not match up to the proposed layout of lots. Iconic is replanting a substantial amount of trees across the site that will mature over time and create a healthy tree canopy. As previously mentioned, the new stormwater management for the site includes the existing pond on the property, which will be expanded to act as a regional detention basin and amenity to the development.

9. Provides adequate parking for the use, including logical and safe parking and circulation.

Off-street parking meets the requirements of the MOU and UDC and is in logical locations for safe parking and circulation. The project includes a mix of surface parking lots, parking garage structures, and pull-in "on-street" parking near the clubhouse.

10. Provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact

of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates.

The plan does provide adequate screening from adjacent uses and roadways, which meet the requirements of the UDC.

11. Includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

The project includes "off-site" street lighting along Iconic Drive and Johnston Drive, as well as parking lot lighting within parking lots. Site illumination will be reviewed with the construction documents prior to any building permit issuance. The lighting will meet requirements of the UDC and APWA specifications.

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The Final Plat is in substantial conformance with the Preliminary Plat.

2. Complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City.

The Final Plat complies with all conditions, restrictions and requirements of the code and all other applicable ordinances and design standards of the City.

3. Complies with any condition that may have been attached to the approval of the preliminary plat.

The Final Plat complies with all conditions that were made in the Preliminary Plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	June 3, 2025
City Council	1st Reading	June 23, 2025
City Council	2nd Reading	July 14, 2025

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 25014 to the City Council with a recommendation of approval.

The recommendation for approval is subject to the following conditions:

1. A photometric plan including the site lighting and street lighting be provided for review with the full civil construction documents. The plan shall be approved prior to the issuance of building permits.

PROJECT ATTACHMENTS -

1. Civil Site Plan
2. Landscape Plan
3. Commercial and Residential Elevations
4. Final Plat Drawing
5. Site Photographs
6. Development Agreement

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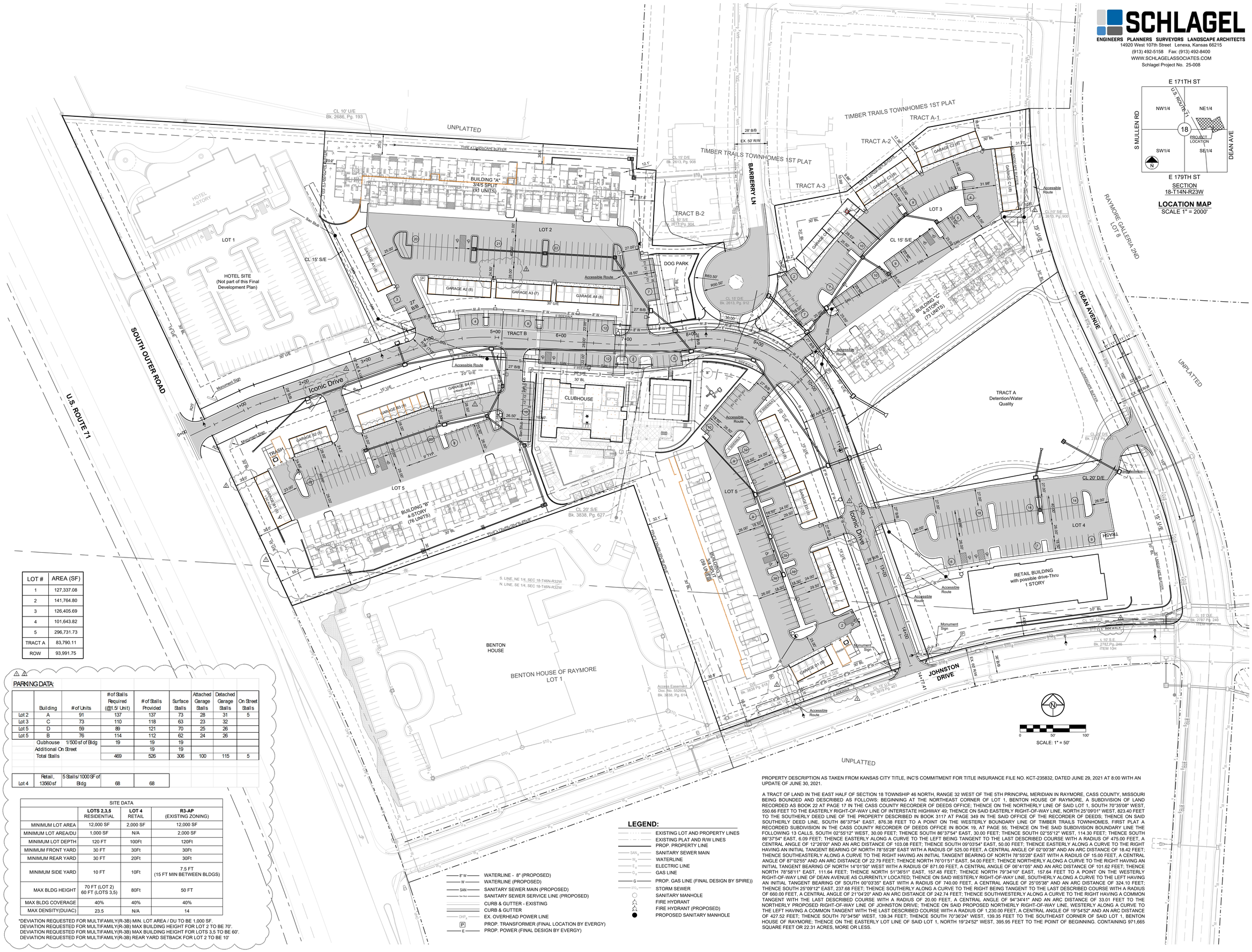

SECTION
18-T14N-R23W

LOCATION MAP
SCALE 1" = 2000'

LOT #	AREA (SF)
1	127,337.08
2	141,764.80
3	126,405.69
4	101,643.82
5	296,731.73
TRACT A	83,790.11
ROW	93,991.75

PARKING DATA:

	Building	# of Units	# of Stalls Required (@1.5/ Unit)	# of Stalls Provided	Surface Stalls	Attached Garage Stalls	Detached Garage Stalls	On Street Stalls
Lot 2	A	91	137	137	73	28	31	5
Lot 3	C	73	110	118	63	23	32	
Lot 5	D	59	89	121	70	25	26	
Lot 5	B	76	114	112	62	24	26	
	Clubhouse	1/500 sf of Bldg	19	19	19			
	Additional On Street			19	19			
	Total Stalls		469	526	306	100	115	5
	Retail , 13560 sf	5 Stalls/ 1000 SF of Bldg	68	68				

SITE DATA	LOTS 2,3,5 RESIDENTIAL	LOT 4 RETAIL	R3-AP (EXISTING ZONING)
MINIMUM LOT AREA	12,000 SF	2,000 SF	12,000 SF
MINIMUM LOT AREA/DU	1,000 SF	N/A	2,000 SF
MINIMUM LOT DEPTH	120 FT	100Ft	120Ft
MINIMUM FRONT YARD	30 FT	30Ft	30Ft
MINIMUM REAR YARD	30 FT	20Ft	30Ft
MINIMUM SIDE YARD	10 FT	10Ft	7.5 FT (15 FT MIN BETWEEN BLDGS)
MAX BLDG HEIGHT	70 FT (LOT 2) 60 FT (LOTS 3,5)	80Ft	50 FT
MAX BLDG COVERAGE	40%	40%	40%
MAX DENSITY(DU/AC)	23.5	N/A	14

*DEVIATION REQUESTED FOR MULTIFAMILY(R-3B) MIN. LOT AREA / DU TO BE 1,000 SF.
DEVIATION REQUESTED FOR MULTIFAMILY(R-3B) MAX BUILDING HEIGHT FOR LOT 2 TO BE 70'.
DEVIATION REQUESTED FOR MULTIFAMILY(R-3B) MAX BUILDING HEIGHT FOR LOTS 3,5 TO BE 60'.
DEVIATION REQUESTED FOR MULTIFAMILY(R-3B) REAR YARD SETBACK FOR LOT 2 TO BE 10'

LEGEND:

- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- PROP. PROPERTY LINE
- SANITARY SEWER MAIN
- WATERLINE
- ELECTRIC LINE
- GAS LINE
- PROP. GAS LINE (FINAL DESIGN BY SPIRE))
- STORM SEWER
- SANITARY MANHOLE
- FIRE HYDRANT
- FIRE HYDRANT (PROPOSED)
- PROPOSED SANITARY MANHOLE
- 8" W — WATERLINE - 8" (PROPOSED)
- W — WATERLINE (PROPOSED)
- SAN — SANITARY SEWER MAIN (PROPOSED)
- Ser Stub — SANITARY SEWER SERVICE LINE (PROPOSED)
- CURB & GUTTER - EXISTING
- CURB & GUTTER
- OHP — EX. OVERHEAD POWER LINE
- P — PROP. TRANSFORMER (FINAL LOCATION BY EVERGY)
- E — PROP. POWER (FINAL DESIGN BY EVERGY)

PROPERTY DESCRIPTION AS TAKEN FROM KANSAS CITY TITLE, INC'S COMMITMENT FOR TITLE INSURANCE FILE NO. KCT-235832, DATED JUNE 29, 2021 AT 8:00 WITH AN UPDATE OF JUNE 30, 2021.

A TRACT OF LAND IN THE EAST HALF OF SECTION 18 TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN RAYMORE, CASS COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BENTON HOUSE OF RAYMORE, A SUBDIVISION OF LAND RECORDED AS BOOK 22 AT PAGE 17 IN THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ON THE NORTHERLY LINE OF SAID LOT 1, SOUTH 70°35'08" WEST, 550.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 49; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 25°09'01" WEST, 823.40 FEET TO THE SOUTHERLY DEED LINE OF THE PROPERTY DESCRIBED IN BOOK 3117 AT PAGE 349 IN THE SAID OFFICE OF THE RECORDER OF DEEDS; THENCE ON SAID SOUTHERLY DEED LINE, SOUTH 86°37'54" EAST, 876.38 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF TIMBER TRAILS TOWNHOMES, FIRST PLAT A RECORDED SUBDIVISION IN THE CASS COUNTY RECORDER OF DEEDS OFFICE IN BOOK 19, AT PAGE 55; THENCE ON THE SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING 13 CALLS, SOUTH 02°55'12" WEST, 30.00 FEET; THENCE SOUTH 86°37'54" EAST, 30.00 FEET; THENCE SOUTH 02°55'12" WEST, 114.30 FEET; THENCE SOUTH 86°37'54" EAST, 6.09 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 12°26'00" AND AN ARC DISTANCE OF 103.08 FEET; THENCE SOUTH 09°03'54" EAST, 50.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 78°55'28" EAST WITH A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 02°00'38" AND AN ARC DISTANCE OF 18.42 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 78°55'28" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°02'55" AND AN ARC DISTANCE OF 22.79 FEET; THENCE NORTH 76°01'51" EAST, 54.00 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 14°01'50" WEST WITH A RADIUS OF 871.00 FEET, A CENTRAL ANGLE OF 06°41'05" AND AN ARC DISTANCE OF 101.62 FEET; THENCE NORTH 78°58'11" EAST, 111.64 FEET; THENCE NORTH 51°36'51" EAST, 157.48 FEET; THENCE NORTH 79°34'10" EAST, 157.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE AS CURRENTLY LOCATED; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°03'35" EAST WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 25°05'38" AND AN ARC DISTANCE OF 324.10 FEET; THENCE SOUTH 25°09'12" EAST, 237.68 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 21°04'20" AND AN ARC DISTANCE OF 242.74 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°34'41" AND AN ARC DISTANCE OF 33.01 FEET TO THE NORTHERLY PROPOSED RIGHT-OF-WAY LINE OF JOHNSTON DRIVE; THENCE ON SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, WESTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 19°54'52" AND AN ARC DISTANCE OF 427.52 FEET; THENCE SOUTH 70°34'56" WEST, 139.34 FEET; THENCE SOUTH 70°36'24" WEST, 139.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BENTON HOUSE OF RAYMORE; THENCE ON THE EASTERLY LOT LINE OF SAID LOT 1, NORTH 19°24'52" WEST, 395.95 FEET TO THE POINT OF BEGINNING. CONTAINING 971,665 SQUARE FEET OR 22.31 ACRES, MORE OR LESS.

A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MO

DRAWING RELEASE LOG

REVISIONS
1 25.04.24 FDP RESUBMITTAL
2 25.05.09 FDP RESUBMITTAL

JOB NO. 701821
DATE 05.09.25
DRAWN BY [PIC / PM / PL / DRFT]
FDP Resubmittal

SHEET NAME
SITE PLAN

SHEET NO.
C1.00

ARCH E1 30" x 42"
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SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street Lenexa, Kansas 66215
(913) 492-5158 Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Schlagel Project No. 25-008

nspj ARCHITECTS
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LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
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STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2014018495
PROFESSIONAL ENGINEER
5/9/2025

LEGEND:

- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- PROP. PROPERTY LINE
- SAN — EX. SANITARY SEWER MAIN
- W — EX. WATERLINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- G — PROP. GAS LINE (FINAL DESIGN BY SPIRE))
- STO — EX. STORM SEWER
- EX. SANITARY MANHOLE
- EX. FIRE HYDRANT
- FIRE HYDRANT (PROPOSED)
- SANITARY MANHOLE (PROPOSED)
- 8" W — WATERLINE - 8" (PROPOSED)
- W — WATERLINE (PROPOSED)
- SAN — SANITARY SEWER MAIN (PROPOSED)
- San Sub — SANITARY SEWER SERVICE LINE (PROPOSED)
- CURB & GUTTER - EXISTING
- CURB & GUTTER
- OHP — EX. OVERHEAD POWER LINE
- P — PROP. TRANSFORMER (FINAL LOCATION BY EVERGY)
- E — PROP. POWER (FINAL DESIGN BY EVERGY)
- EL:1000 — GRADE ELEVATION
- FF:1000 — FINISH FLOOR ELEVATION
- 1000 — EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR

A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MO

DRAWING RELEASE LOG

REVISIONS

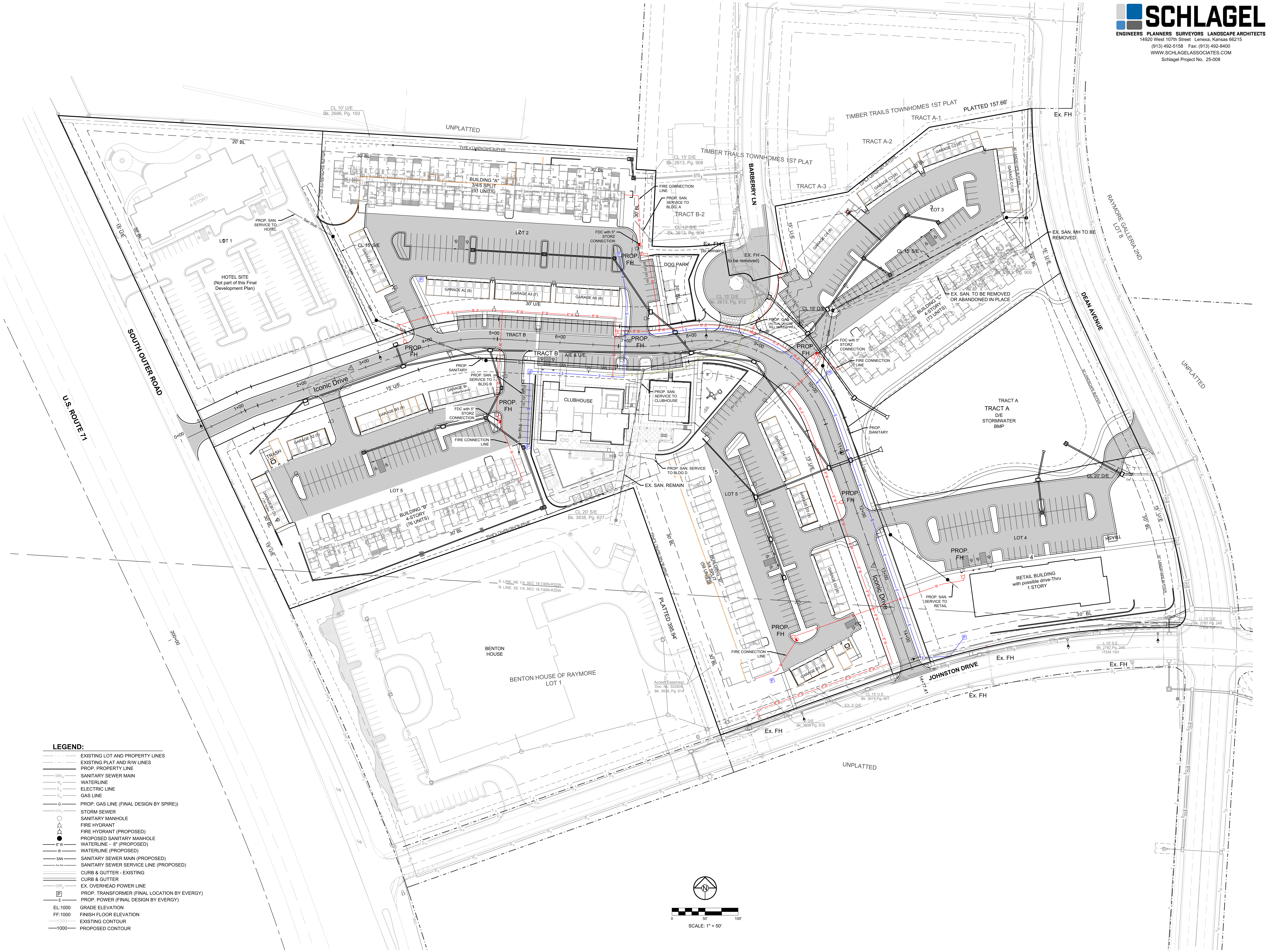
1	25.04.24	FDP RESUBMITTAL
2	25.05.09	FDP RESUBMITTAL

JOB NO. 701821
DATE 05.09.25
DRAWN BY [PIC / PM / PL / DRFT]
FDP Resubmittal

SHEET NAME
GRADING PLAN

SHEET NO.
C2.00

ARCH E1 30" x 42"



LEGEND:

- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- PROP. PROPERTY LINE
- SANx — SANITARY SEWER MAIN
- Wx — WATERLINE
- Ex — ELECTRIC LINE
- Gx — GAS LINE
- G — PROP. GAS LINE (FINAL DESIGN BY SPIRE))
- STOx — STORM SEWER
- SANITARY MANHOLE
- FIRE HYDRANT
- FIRE HYDRANT (PROPOSED)
- PROPOSED SANITARY MANHOLE
- 8" W — WATERLINE - 8" (PROPOSED)
- W — WATERLINE (PROPOSED)
- SAN — SANITARY SEWER MAIN (PROPOSED)
- San Stub — SANITARY SEWER SERVICE LINE (PROPOSED)
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STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER
5/9/2025

A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MO

DRAWING RELEASE LOG

REVISIONS

1	25.04.24	FDP RESUBMITTAL
2	25.05.09	FDP RESUBMITTAL

JOB NO. 701821
DATE 05.09.25
DRAWN BY [PIC / PM / PL / DRFT]
FDP Resubmittal

SHEET NAME
UTILITY PLAN

SHEET NO.
C3.00

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SITE PLAN
1"=60'-0"

nspj ARCHITECTS

SITE PLAN RENDER

ICONIC | RAYMORE, MISSOURI

701821 **04.24.2025**

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30x42 SHEET (Arch E1)

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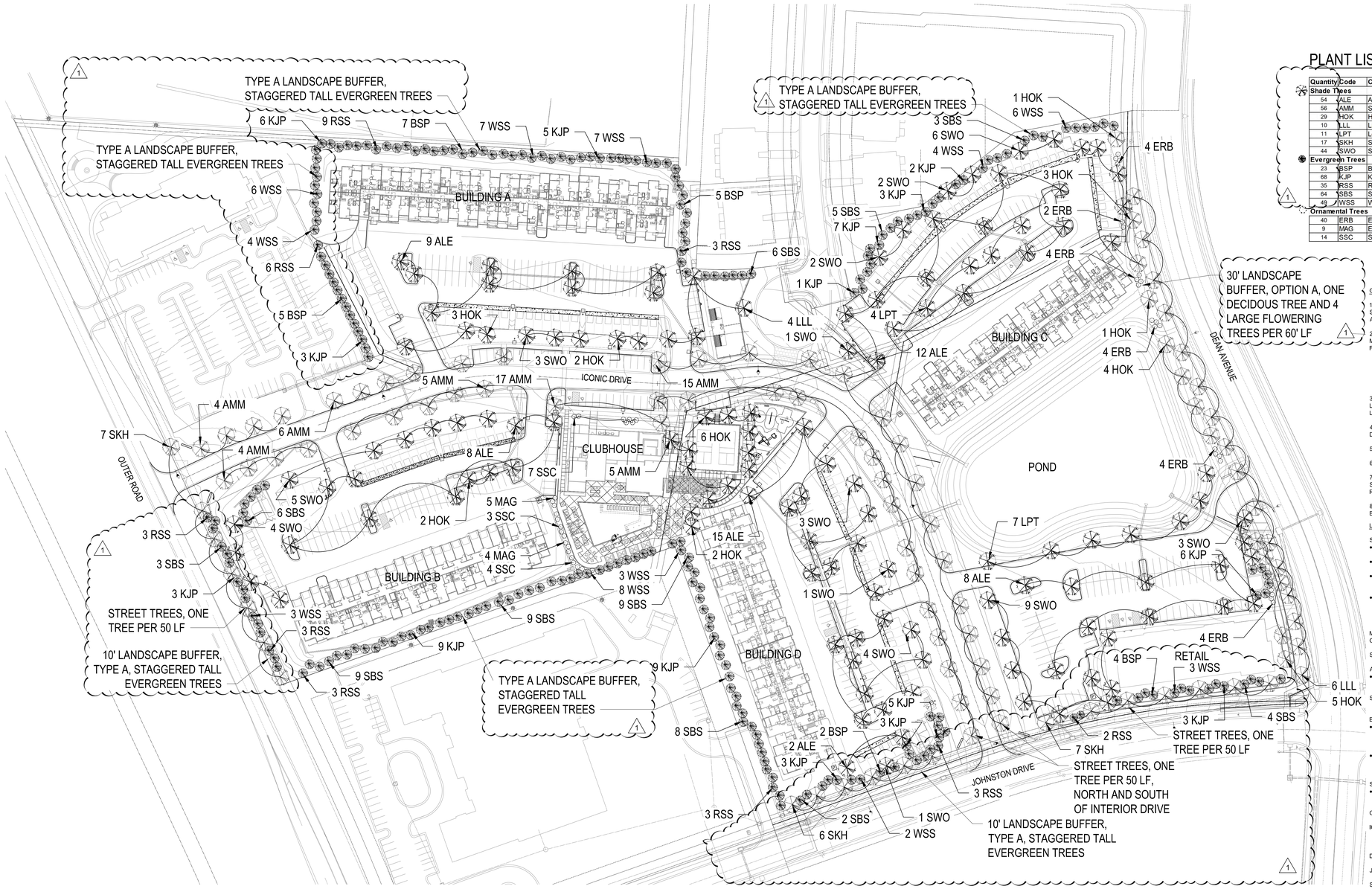


TREE PLAN

1"=60'-0"

PLANT LIST

Quantity	Code	Common Name	Botanical Name	Size	Notes
Shade Trees					
54	ALE	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	2.5" Cal.	B&B
56	AMM	State Street Maple	Acer miyabei 'Morton'	2.5" Cal.	B&B
29	HOK	Hertitage Oak	Quercus x macdanielii	2.5" Cal.	B&B
10	LLL	Littleleaf Linden	Tilia cordata 'Greenspire'	2.5" Cal.	B&B
11	LPT	London Plane Tree	P. x acerfolia 'Bloodgood'	2.5" Cal.	B&B
17	SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2.5" Cal.	B&B
44	SWO	Swamp White Oak	Quercus bicolor	2.5" Cal.	B&B
Evergreen Trees					
23	BSP	Black Hills Spruce	Picea glauca 'Densata'	6'-8' Ht.	B&B
68	KJP	Keteleeri Upright Juniper	Juniperu chinensis 'Keteleeri'	6'-8' Ht.	B&B
35	RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	6'-8' Ht.	B&B
64	SBS	Serbian Spruce	Picea omorika	6'-8' Ht.	B&B
49	WSS	Welspire Spruce	Picea mariana 'Wellspire'	6'-8' Ht.	B&B
Ornamental Trees					
40	ERB	Eastern Redbud	Cercis Canadensis	1" Cal.	B&B
9	MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1" Cal.	B&B
14	SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1" Cal.	B&B

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS.

7. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

8. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF PER L3.00 FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.

LANDSCAPE REQUIREMENTS (RAYMORE):

SECTION 430.020
- MULTI-FAMILY DWELLINGS: REQUIRED LANDSCAPE AREA (% OF LOT AREA) = 30%
- COMMERCIAL: REQUIRED LANDSCAPE AREA (% OF LOT AREA) = 20%
- LANDSCAPED AREA- A MINIMUM OF 6 FEET IN WIDTH ALONG STREET FRONTAGES / PERIMETER PROPERTY LINES
- A LANDSCAPED AREA- A MINIMUM OF 5 FEET WIDE MUST BE PROVIDED ALONG THE FOUNDATION OF ALL COMMERCIAL & INDUSTRIAL BUILDINGS. THIS LANDSCAPED AREA MAY COUNT TOWARD THE REQUIRED LANDSCAPE AREA FOR THE LOT.

	REQUIRED:	PROVIDED:
MULTI-FAMILY: 659,162 x 30% =	197,449 SF	197,449 SF +
COMMERCIAL: 229,016 x 20% =	45,803 SF	45,803 SF +

SECTION 430.030 - PARKING AREA LANDSCAPING

A. INTERIOR PARKING LOT LANDSCAPING
- (1) LANDSCAPE ISLAND WITH AT LEAST (1) SHADE TREE & (3) SHRUBS PER EVERY 10 PARKING SPACES

	REQUIRED:	PROVIDED:
SURFACE PARKING = 527 SPACES / 10 =	53 SHADE TREES 159 SHRUBS	53+ SHADE TREES 159+ SHRUBS

B. PERIMETER PARKING LOT LANDSCAPING
- PARKING AREAS ABUTTING RESIDENTIAL DISTRICTS REQUIRE A TYPE A OPAQUE LANDSCAPE SCREEN TO SHIELD THE PARKING AREA FROM VIEW AT ANY POINT WITHIN THE RESIDENTIAL DISTRICT (SEE SECTION 430.080C.1)
- PARKING AREAS ABUTTING PUBLIC STREETS REQUIRE A MINIMUM LANDSCAPE STRIP OF AT LEAST 6 FEET WIDE ALONG THE LENGTH OF THE RIGHT-OF-WAY. (1) SHADE TREE PER 40 LINEAR FEET ALONG THE PORTION OF THE PARKING THAT ABUTS A PUBLIC STREET.

SECTION 430.070 - STREET TREES
- (1) TREE PER EVERY 50 LINEAR FEET.

	REQUIRED:	PROVIDED:
OUTER ROAD = +/- 321 L.F. / 50 =	7 TREES	7 TREES
ICONIC DRIVE =		
SOUTH SIDE = +/- 1250 L.F. / 50 =	25 TREES	25 TREES
NORTH SIDE = +/- 1280 L.F. / 50 =	26 TREES	26 TREES
DEAN AVENUE = +/- 805 L.F. / 50 =	16 TREES	16 TREES
JOHNSTON DRIVE = +/- 646 L.F. / 50 =	13 TREES	13 TREES

SECTION 445.030. I.4 - STREET BUFFER
- (1) SHADE TREE PER EVERY 60 LINEAR FEET AND 4 LARGE FLOWERING SHRUBS PER 150 LINEAR FEET

DEAN AVENUE = +/- 805 L.F. / 60 =	13 TREES	13 TREES
(+/- 805 L.F. / 150) X 4	22 LARGE SHRUBS	22 ORNAMENTAL TREES

MEMORANDUM OF UNDERSTANDING

OUTER ROAD- TYPE A OPAQUE LANDSCAPE SCREEN- STAGGERED EVERGREEN TREES

JOHNSTON DRIVE- TYPE A OPAQUE LANDSCAPE SCREEN- STAGGERED EVERGREEN TREES

TRACT LINE BETWEEN FUTURE DEVELOPMENT AND BUILDING A- TYPE A OPAQUE LANDSCAPE SCREEN- STAGGERED EVERGREEN TREES

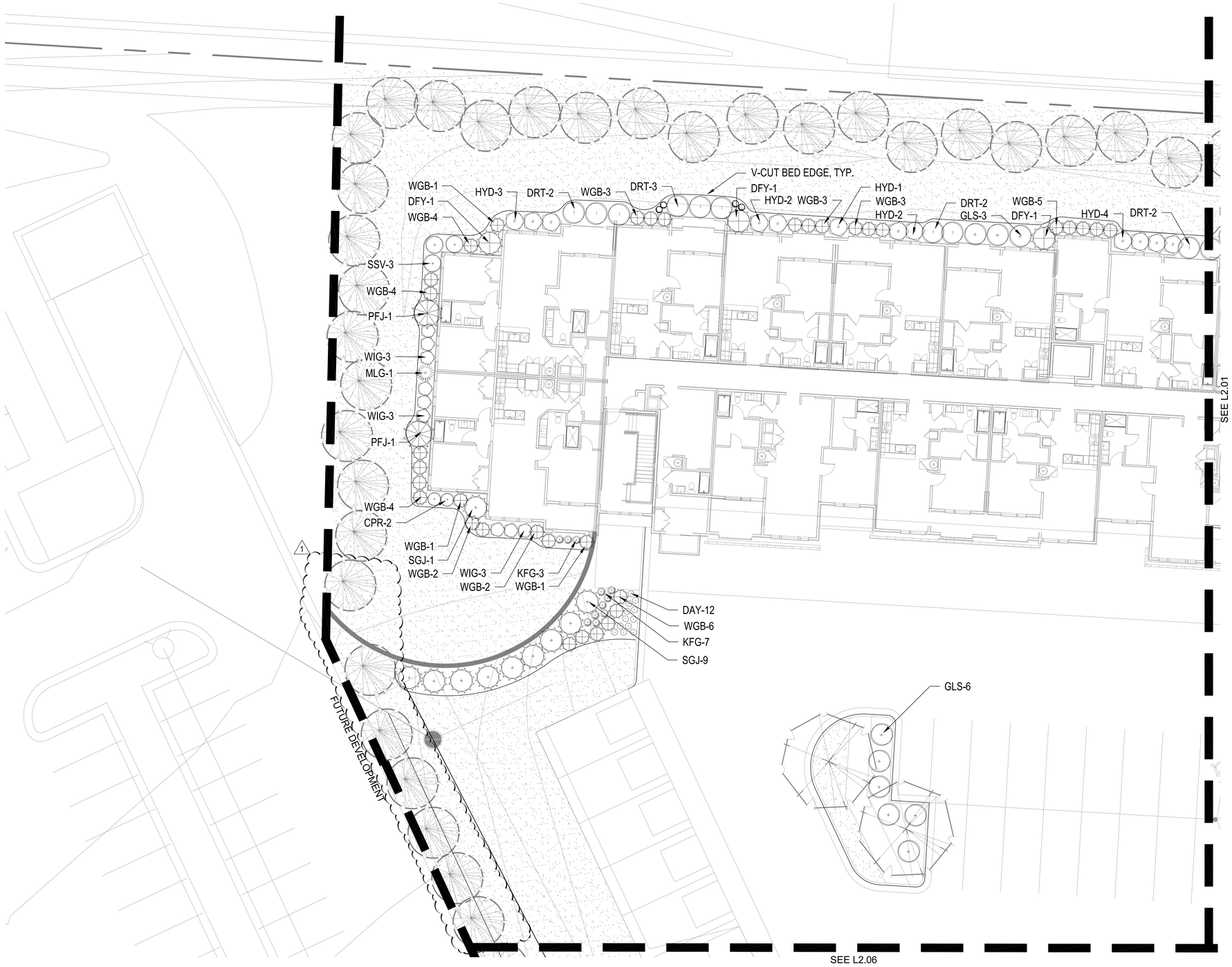
A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTAL
- 04.11.25 100% DD SET

REVISIONS
1 04.24.25 FDP RESUBMITTAL

JOB NO. 701821
DATE 04.24.25
DRAWN BY KRM/SLW
FDP RESUBMITTAL
SHEET NAME TREE PLAN
SHEET NO. L1.00

10/3/2022 2:48:43 PM



SHRUB PLANTING PLAN

1" = 10'-0"

KEY PLAN

NTS

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HXW	Hick's Yew	Taxus x media 'Hicksii'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
Decidious Shrubs				
CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Varigated Liriope	Liriope muscari variegata	6" pot	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Daylily	Hemercallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	

GENERAL NOTES:

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JOB NO.	DATE
701821	04.24.25

DRAWN BY
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SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.00

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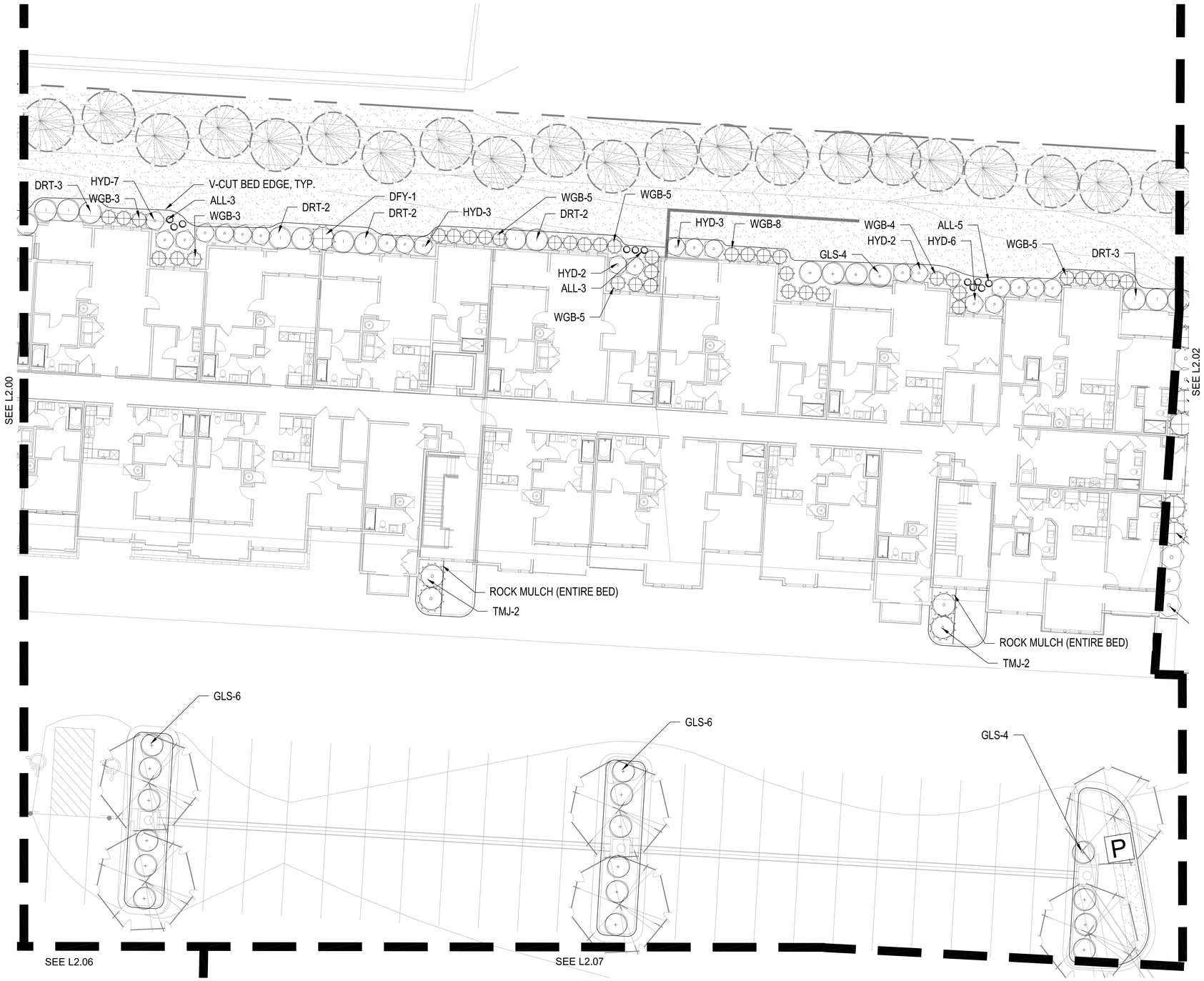

SHRUB PLANTING PLAN

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NTS

PLANT LIST

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DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
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PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
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CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
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ALL	Allium	Allium 'Millenium'	1 Gal.	
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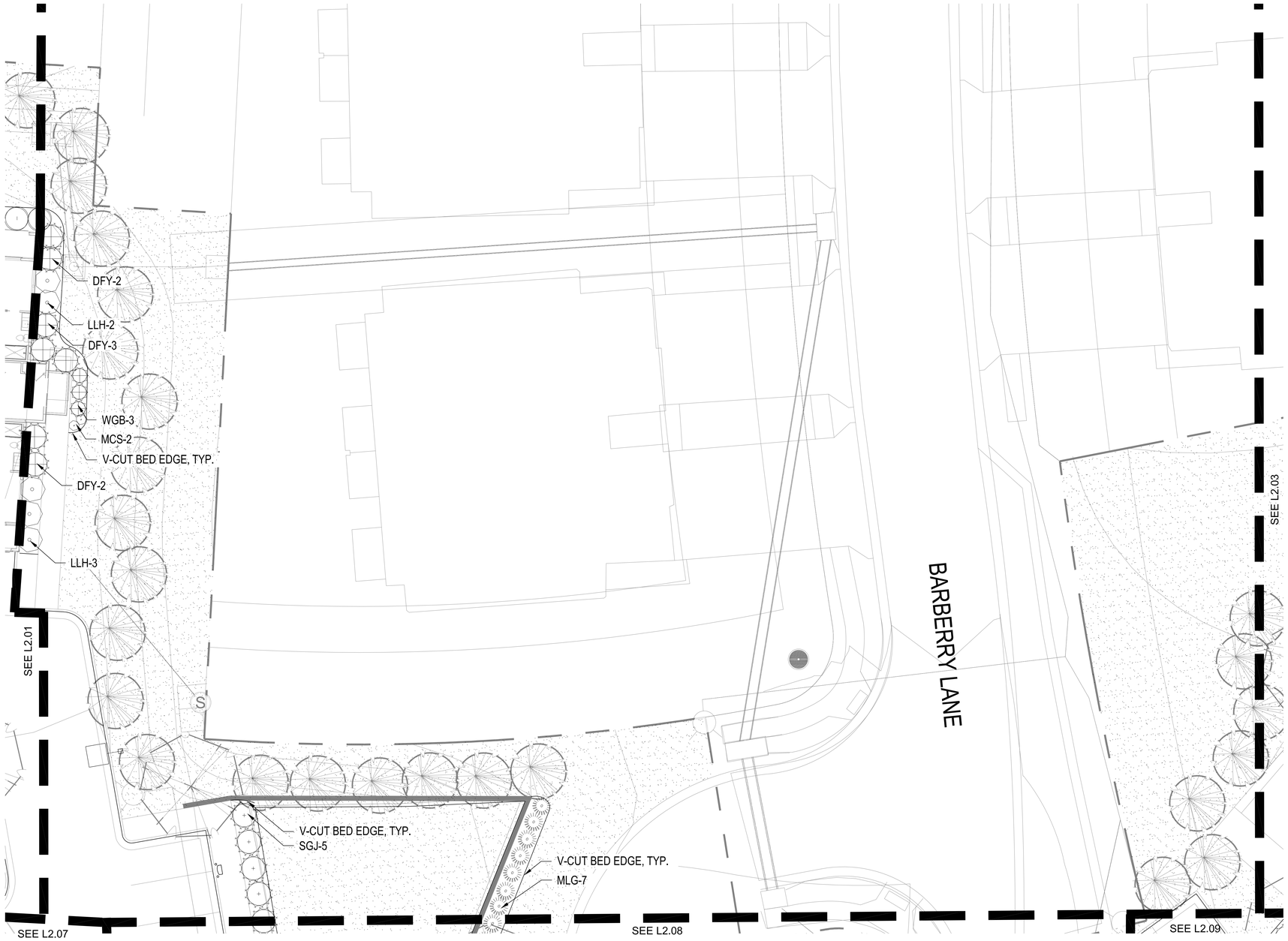

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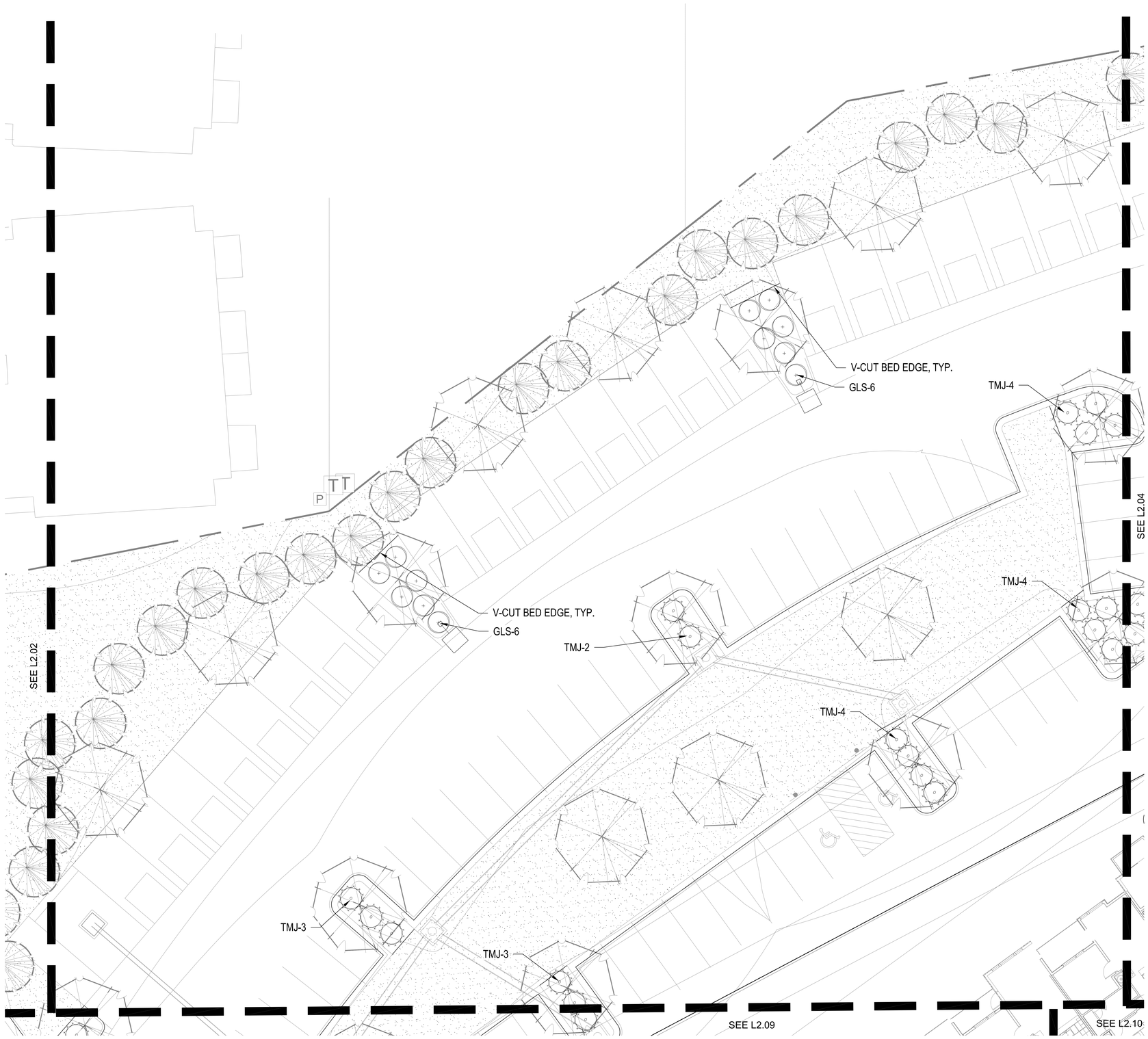

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4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

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8. REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.

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13. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

14. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

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3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
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6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

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STATE OF MISSOURI
KATHRYN ROSE MARTIJONIC
Number PLA-2011004970
PROFESSIONAL LANDSCAPE ARCHITECT
4-25-2025

A NEW MULTIFAMILY DEVELOPMENT:
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RAYMORE, MISSOURI

DRAWING RELEASE LOG
- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTAL
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REVISIONS
1 04.24.25 FDP RESUBMITTAL

JOB NO. 701821
DATE 04.24.25
DRAWN BY KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.03

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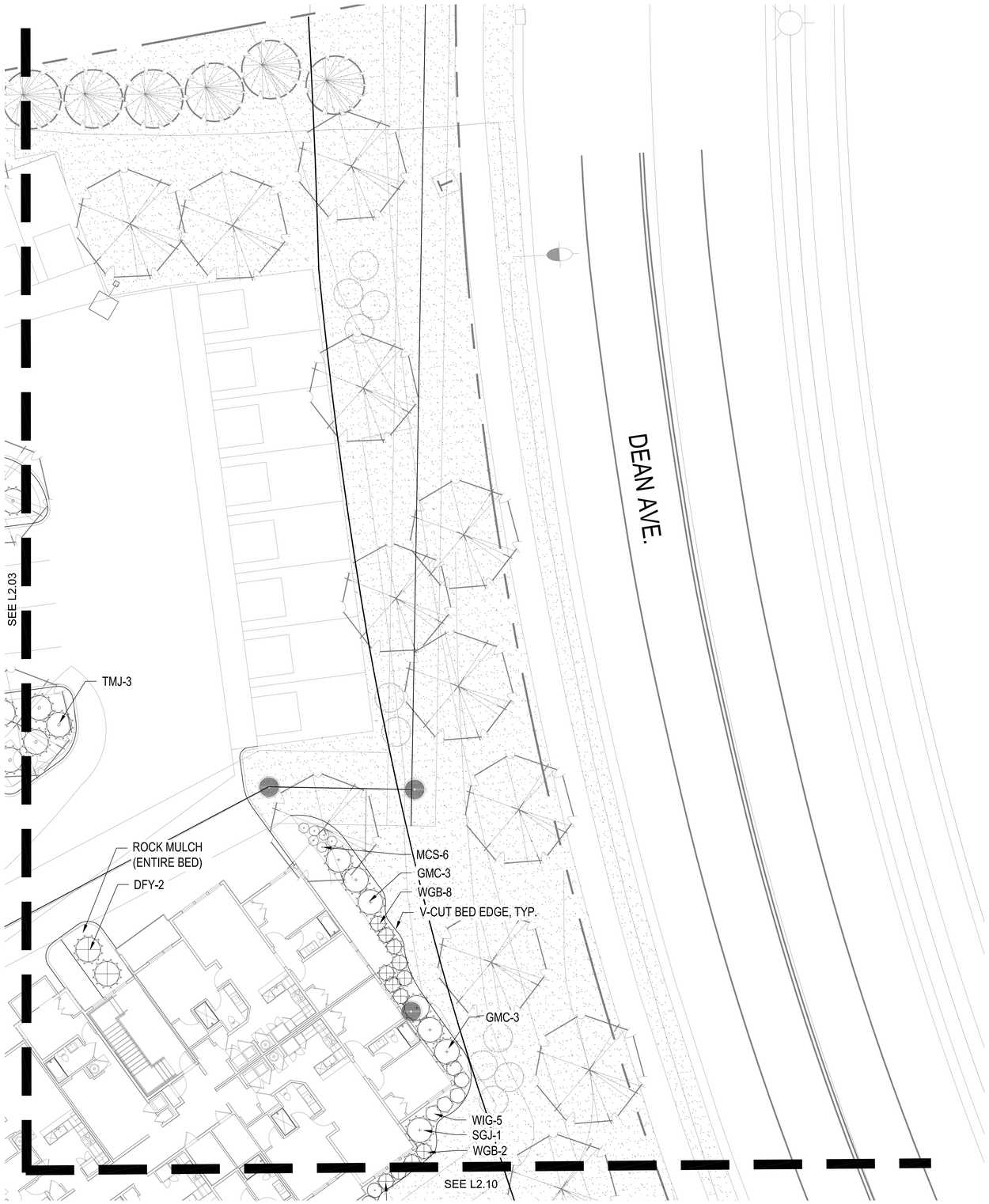

SHRUB PLANTING PLAN

1" = 10'-0"

KEY PLAN

NTS

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HXW	Hick's Yew	Taxus x media 'Hicksii'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
Decidious Shrubs				
CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Varigated Liriope	Liriope muscari variegata	6" pot	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
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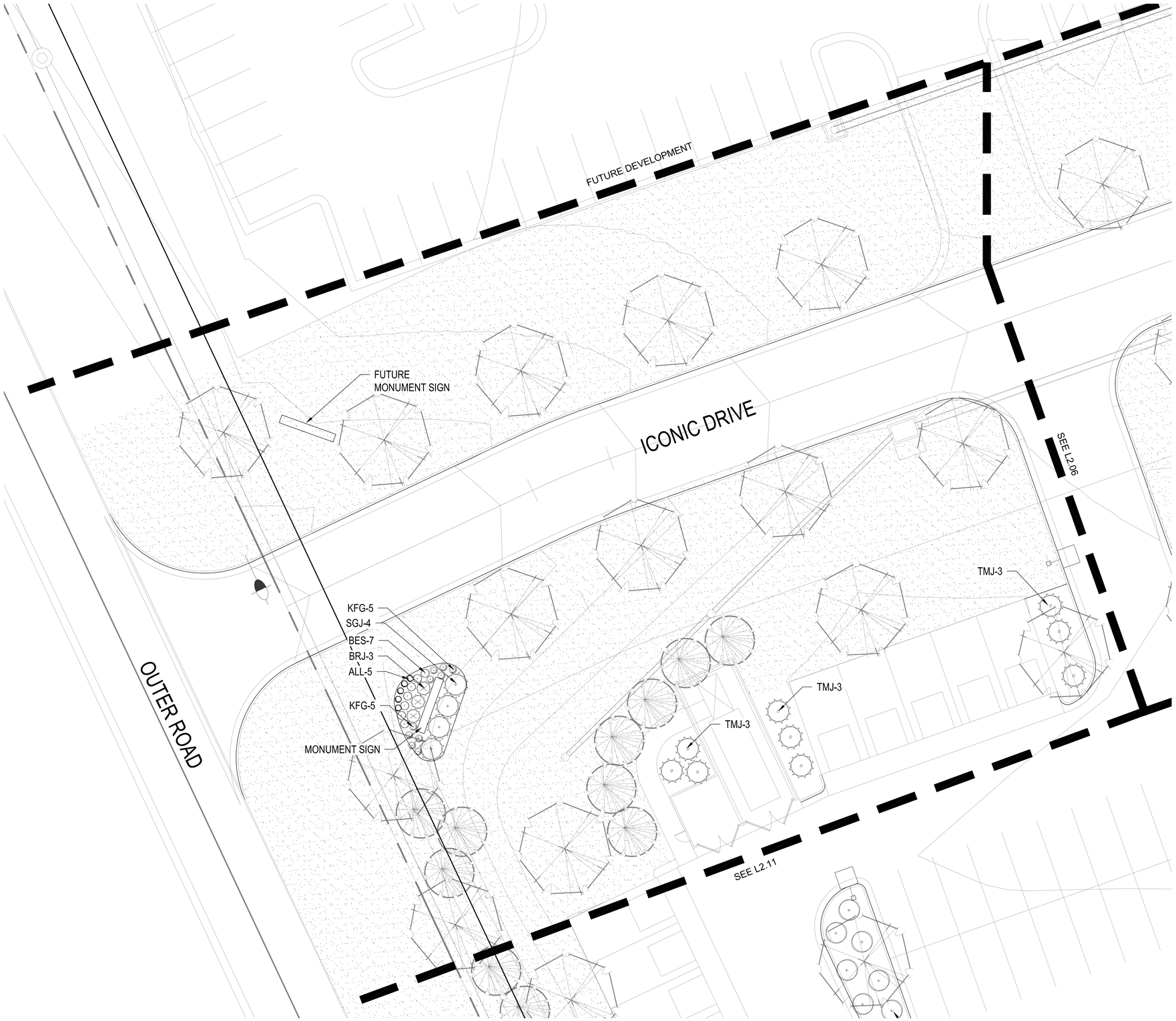

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NTS

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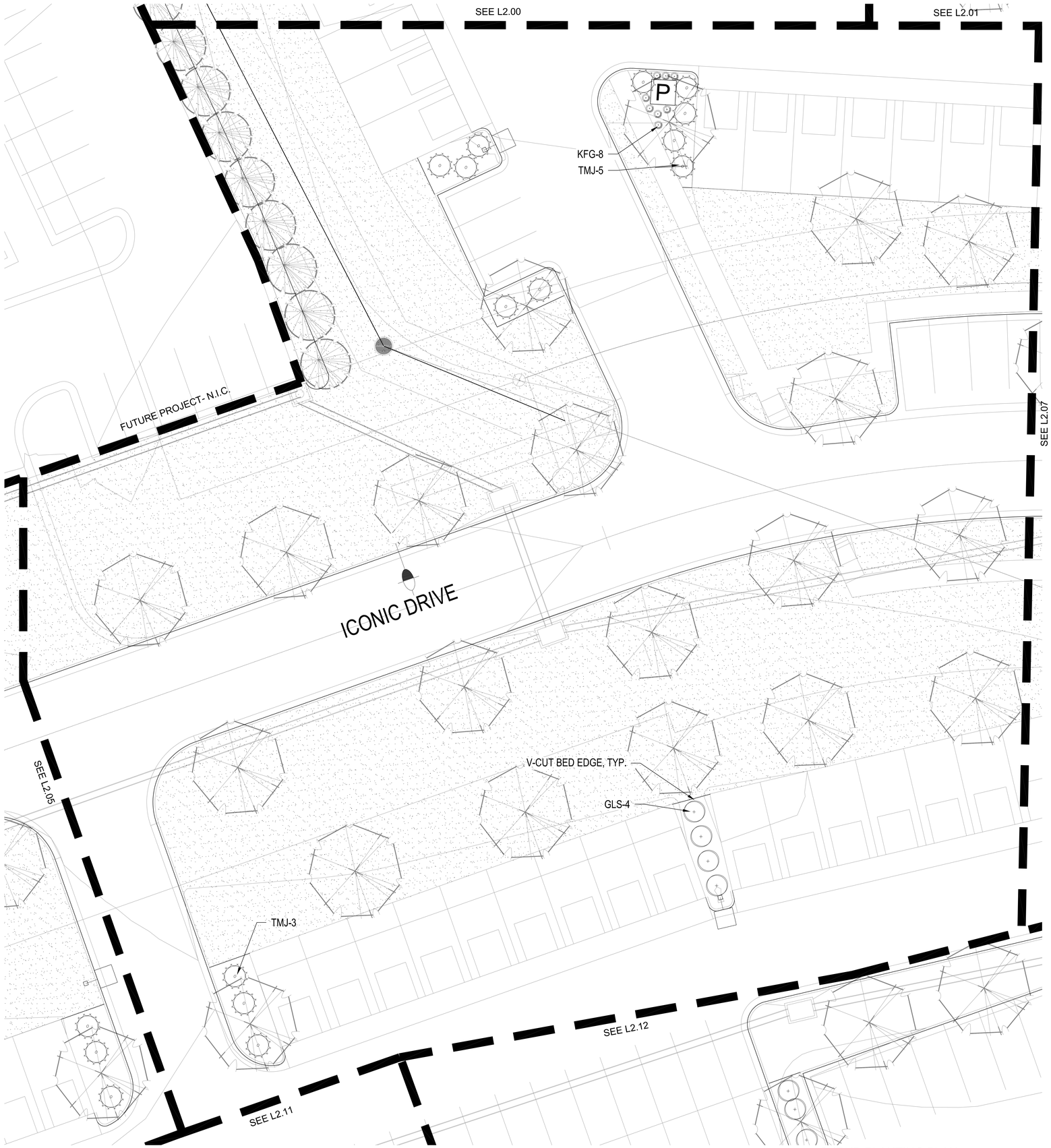

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13. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

14. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

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2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
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4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
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6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

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STATE OF MISSOURI
KATHRYN ROSE MARTIJOVIC
NUMBER PLA-2011004970
PROFESSIONAL LANDSCAPE ARCHITECT
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SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.06

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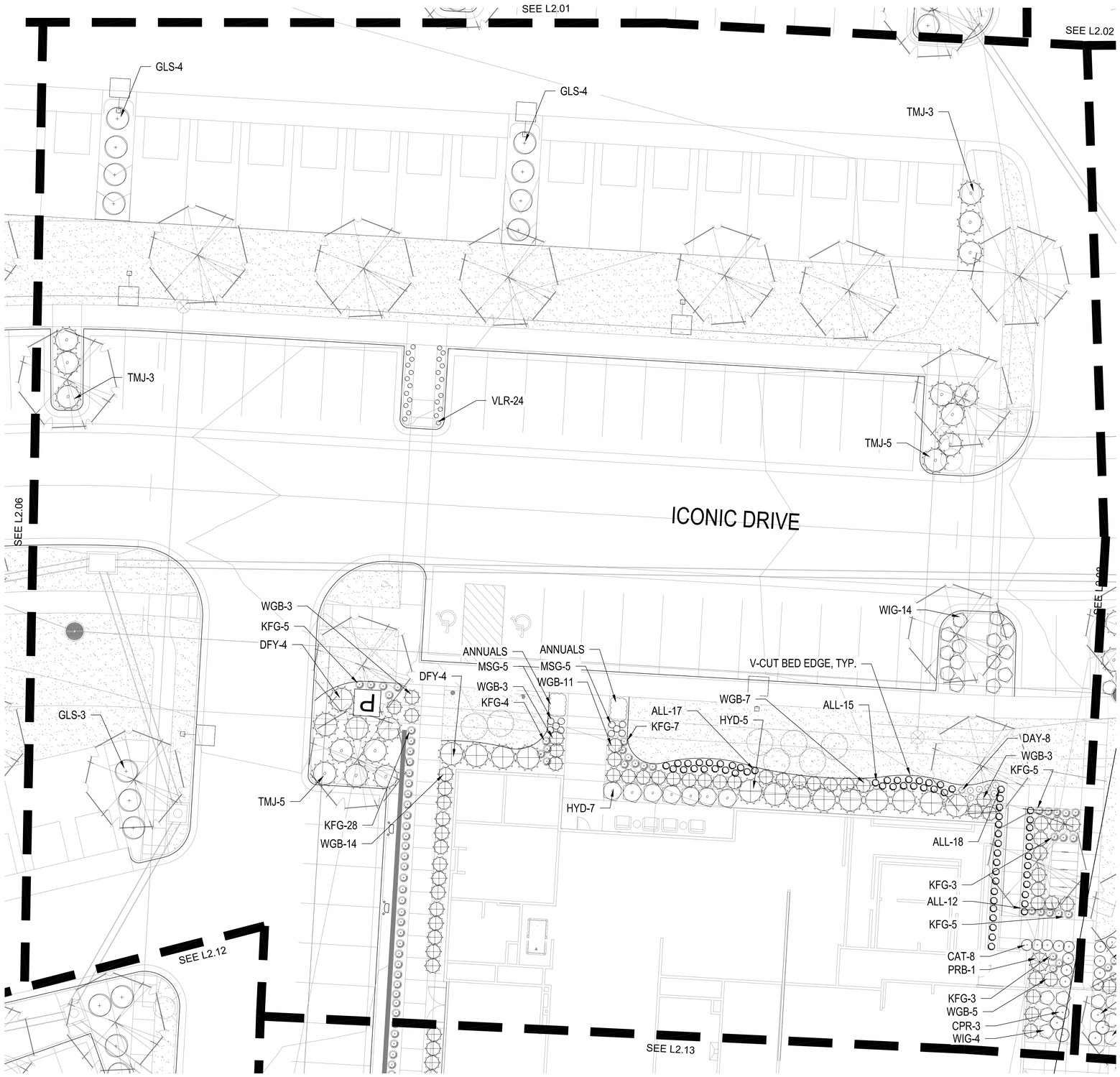

SHRUB PLANTING PLAN

1" = 10'-0"

KEY PLAN

NTS

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Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HKW	Hick's Yew	Taxus x media 'Hicksii'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
Deciduous Shrubs				
CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Ballmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Varigated Liriope	Liriope muscari variegata	6" pot	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
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   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

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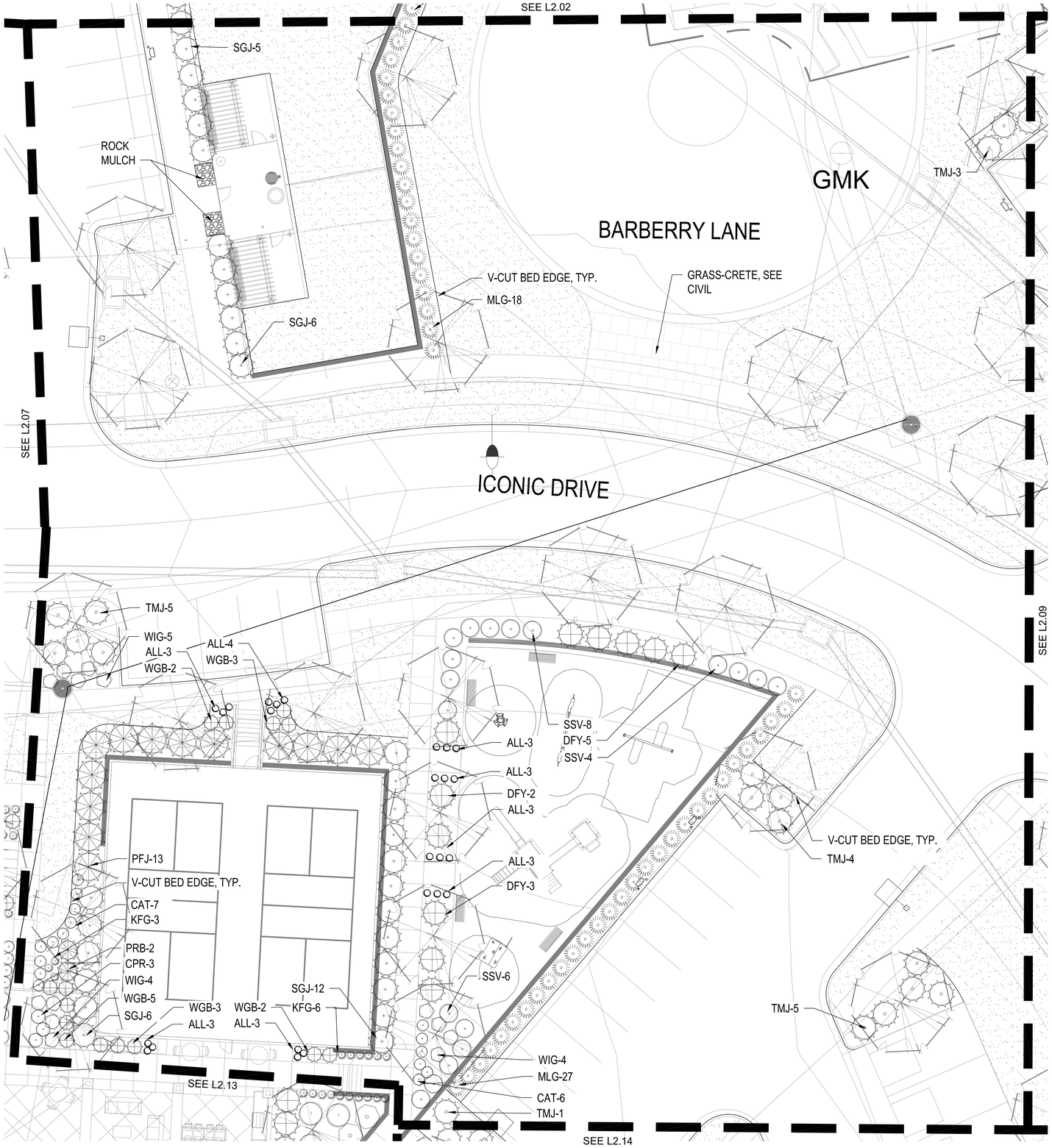

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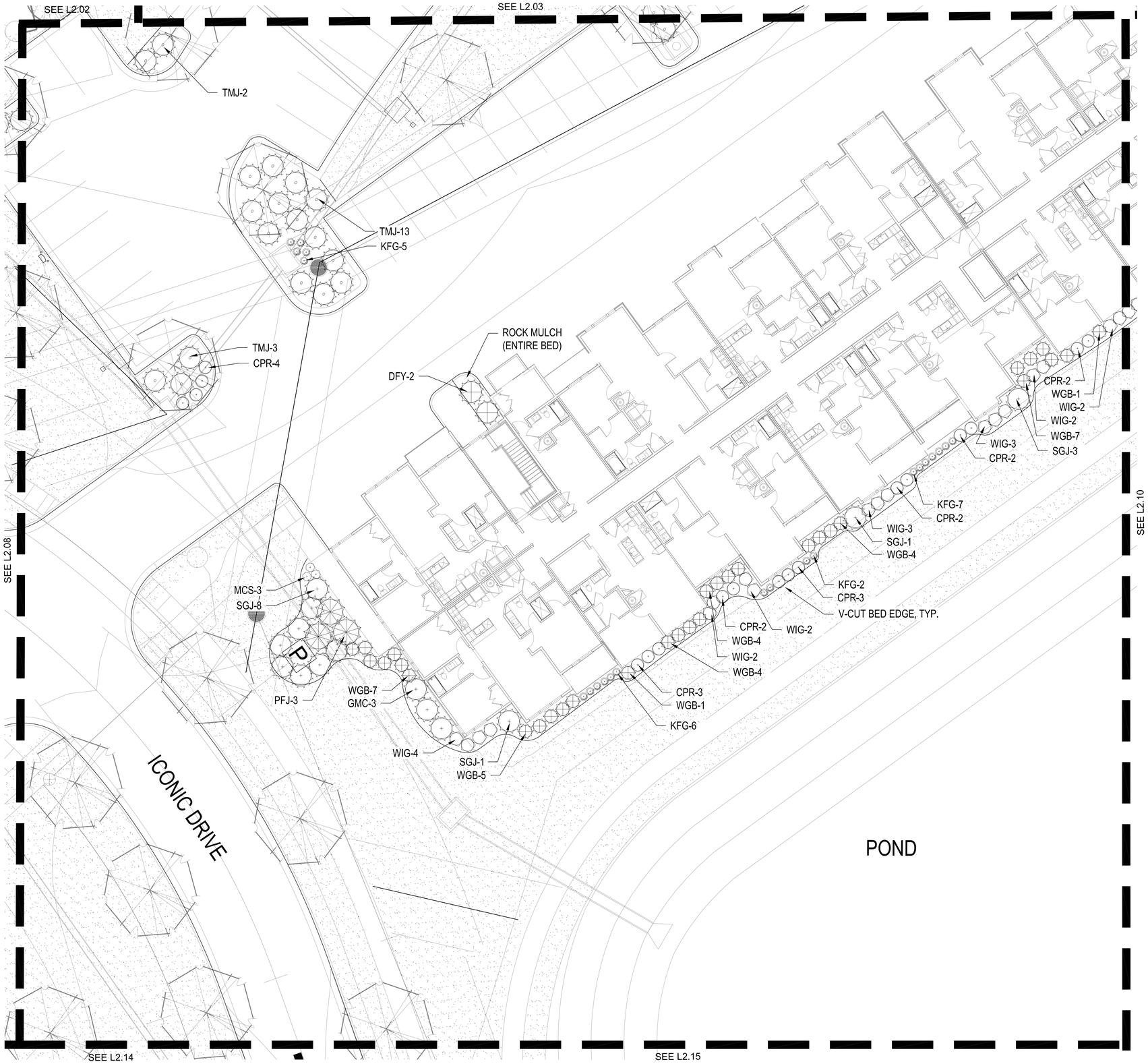

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13. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

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6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
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SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.09

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10/3/2022 2:48:43 PM

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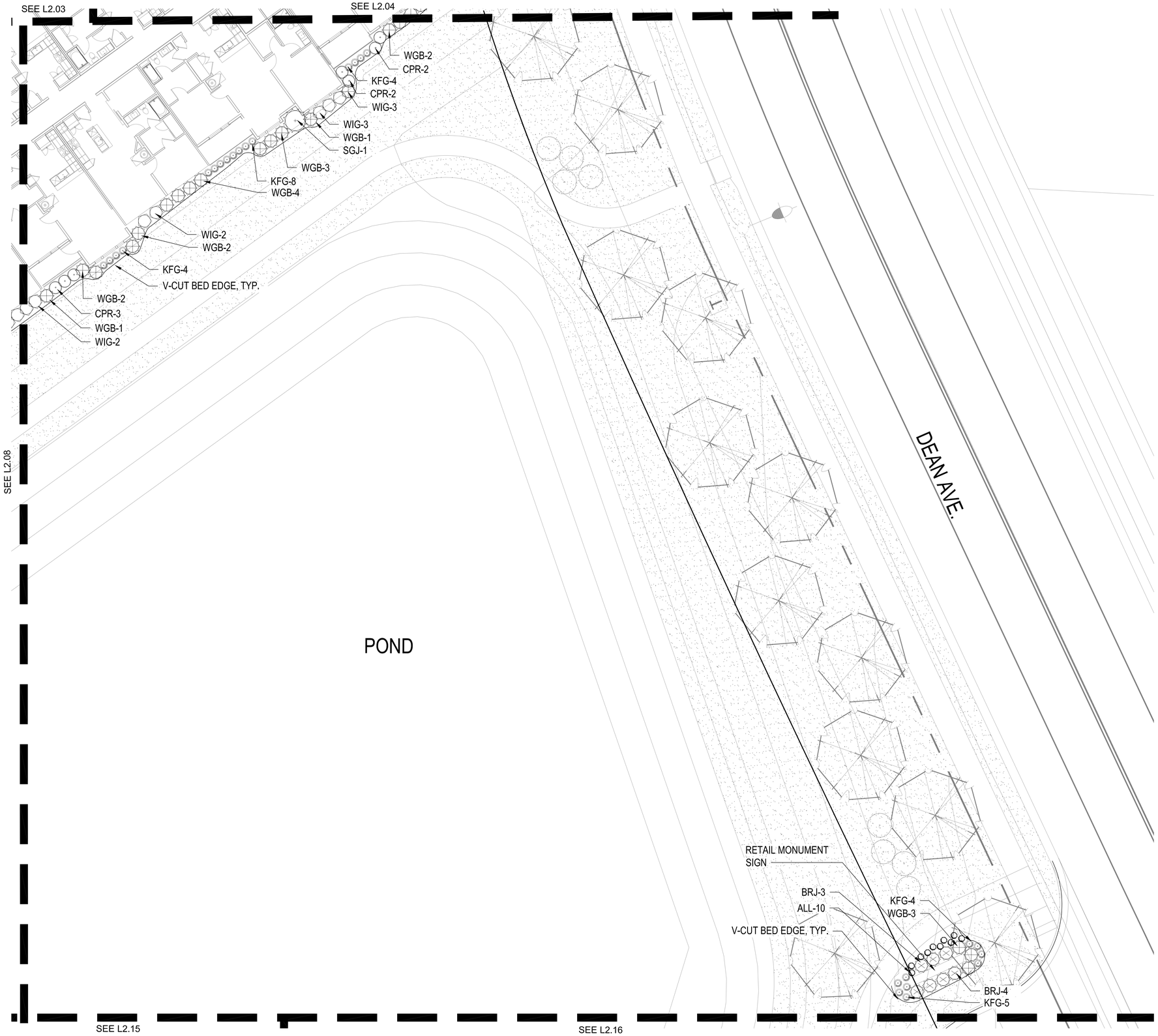

SHRUB PLANTING PLAN

1" = 10'-0"

KEY PLAN

NTS

PLANT LIST

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Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HXW	Hick's Yew	Taxus x media 'Hicksii'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
Deciduous Shrubs				
CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Varigated Liriope	Liriope muscari variegata	6" pot	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
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   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
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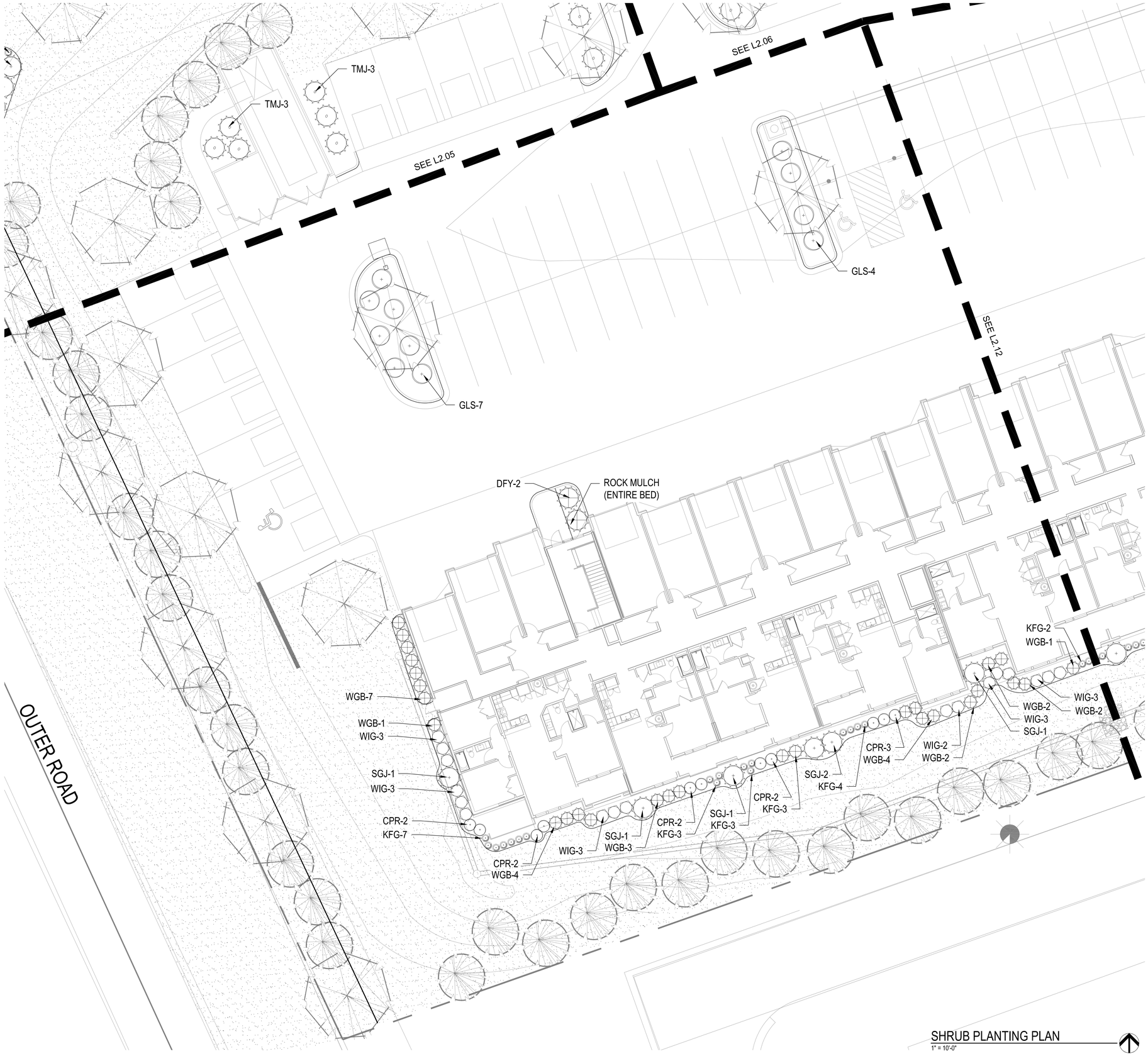

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STATE OF MISSOURI
KATHRYN ROSE MARTIJOVIC
NUMBER PLA-2011004970
PROFESSIONAL LANDSCAPE ARCHITECT
4.25.2025

A NEW MULTIFAMILY DEVELOPMENT:
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RAYMORE, MISSOURI

DRAWING RELEASE LOG
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JOB NO. 701821
DATE 04.24.25
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FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.12

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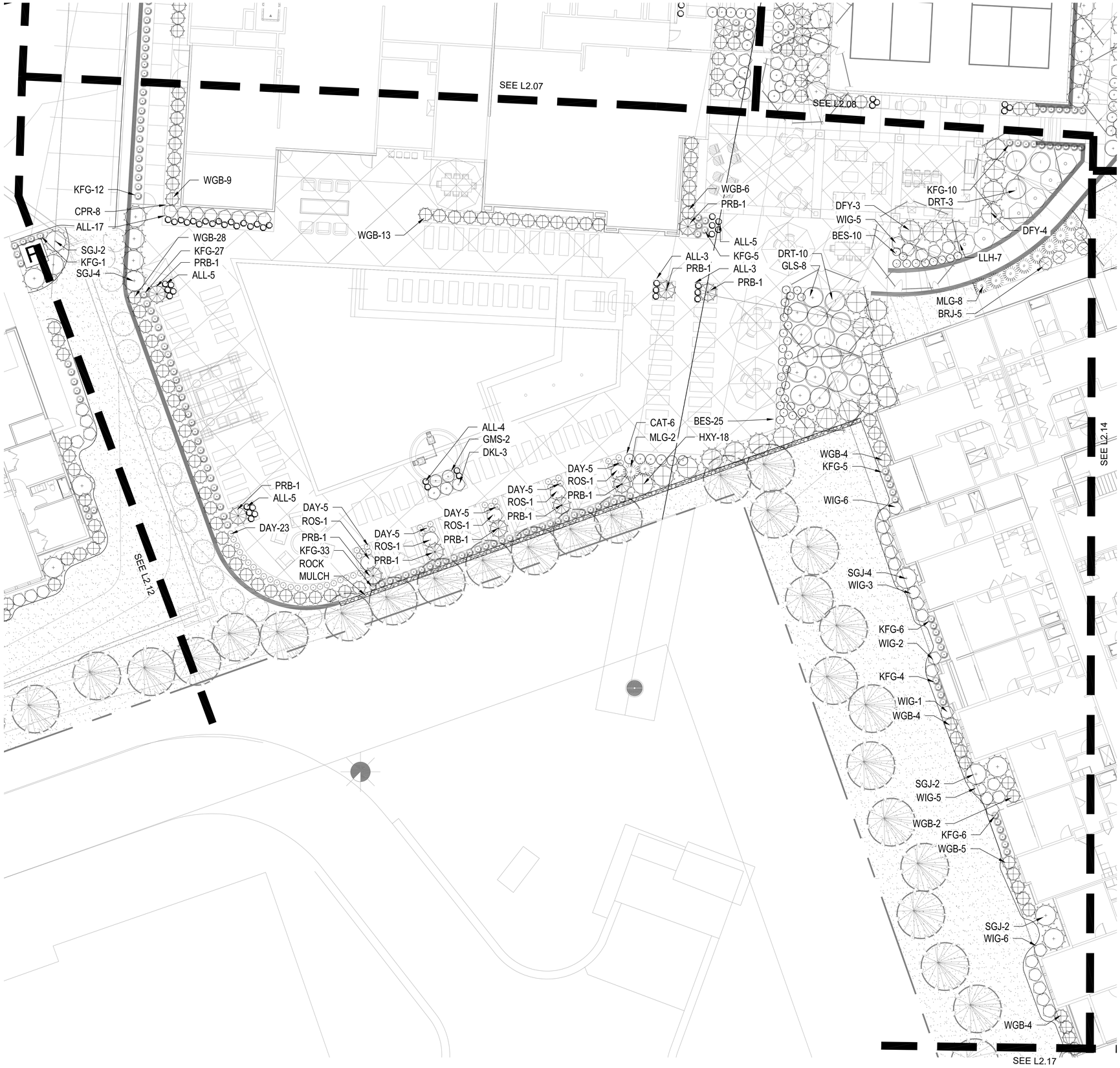
10/3/2022 2:48:43 PM



SHRUB PLANTING PLAN

1" = 10'-0"

KEY PLAN

NTS

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HXW	Hick's Yew	Taxus x media 'Hicksii'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
Deciduous Shrubs				
CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Varigated Liriope	Liriope muscari variegata	6" pot	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
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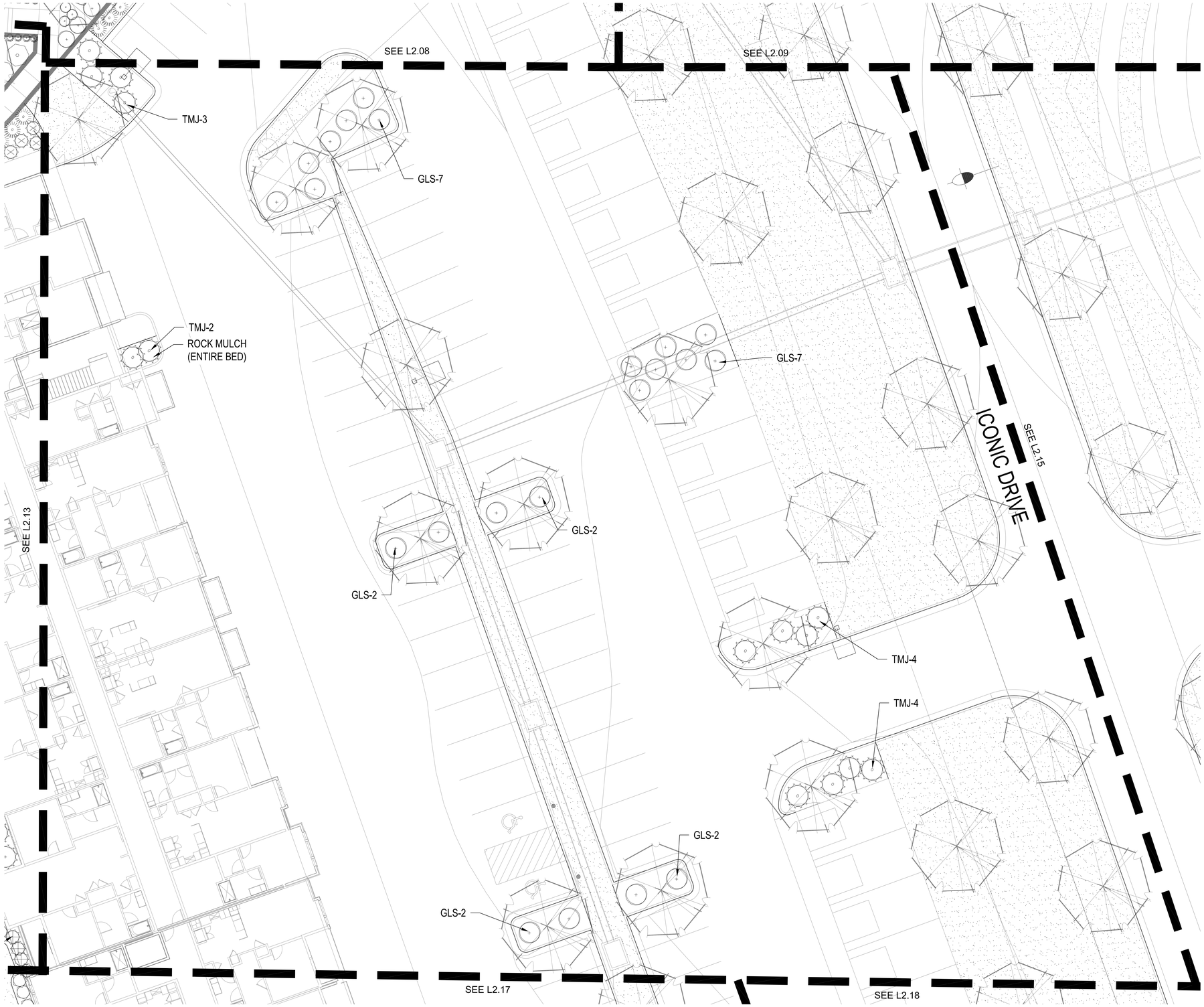

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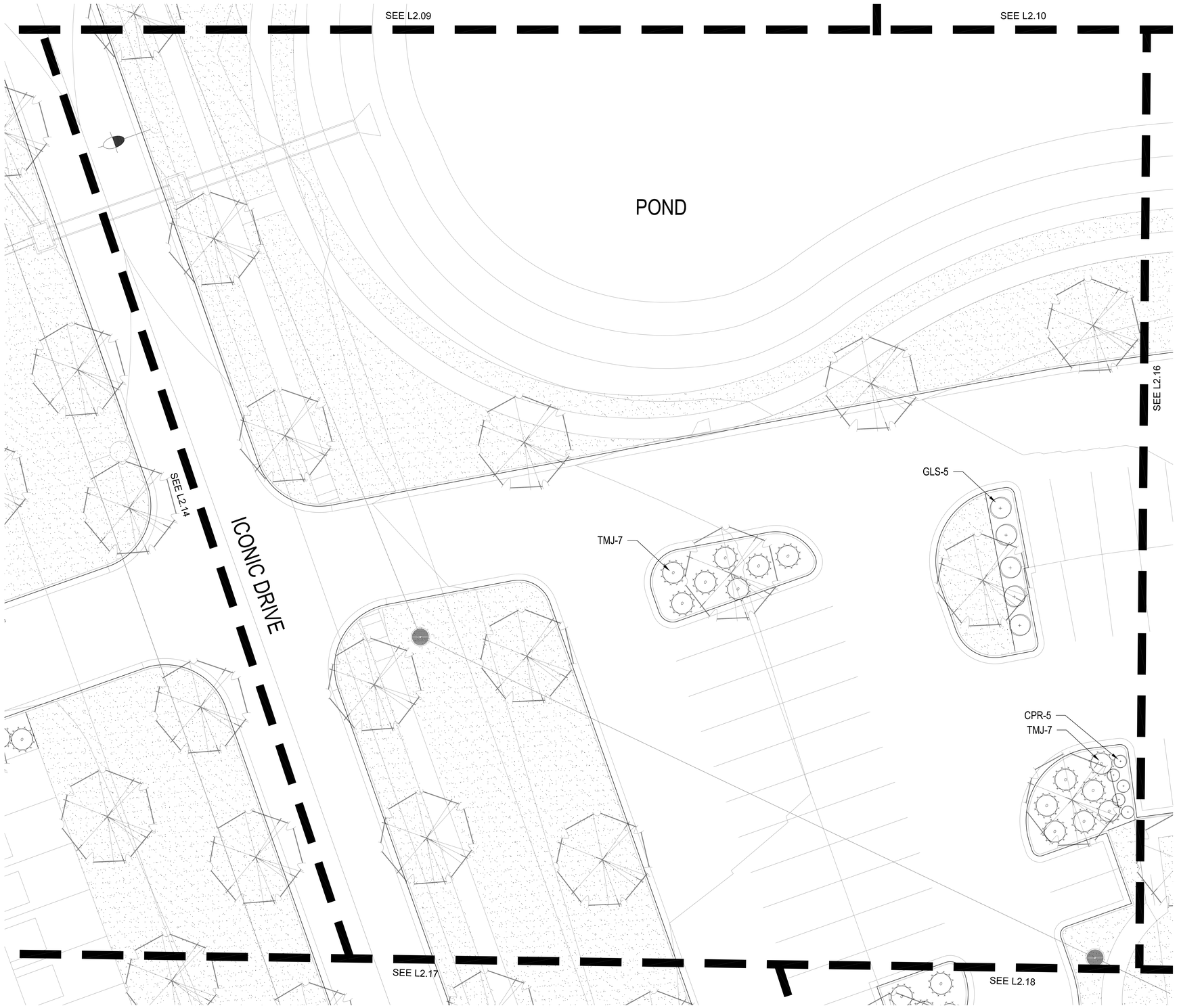

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STATE OF MISSOURI KATHRYN ROSE MARTIJOVIC NUMBER PLA-2017004970 PROFESSIONAL LANDSCAPE ARCHITECT
4.25.2025

A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTAL
- 04.11.25 100% DD SET

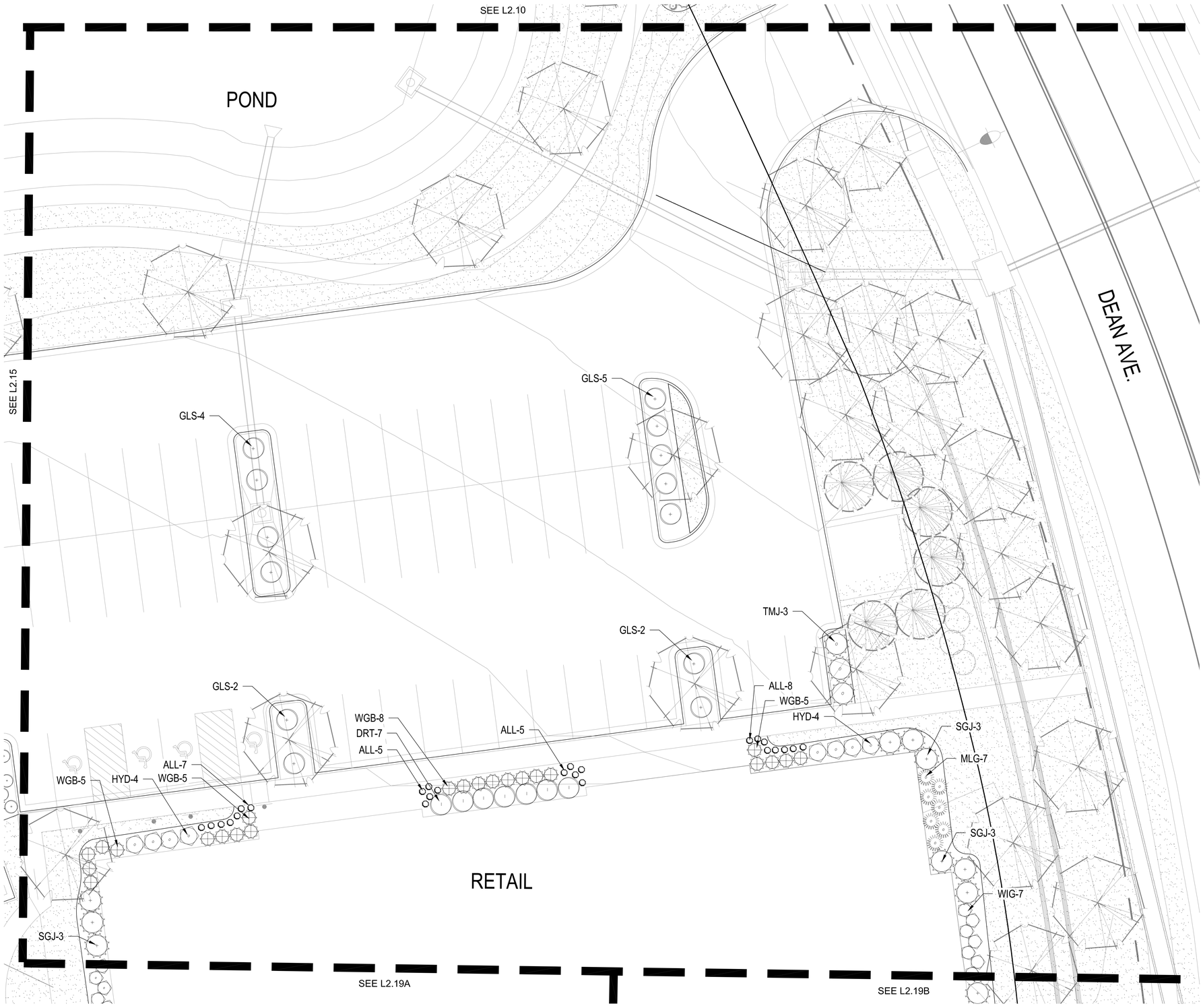
REVISIONS
1 04.24.25 FDP RESUBMITTAL

JOB NO. 701821
DATE 04.24.25
DRAWN BY KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.15

10/3/2022 2:48:43 PM



SHRUB PLANTING PLAN

1" = 10'-0"

KEY PLAN

NTS

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24–36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HKW	Hick's Yew	Taxus x media 'Hicksii'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24–30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
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Decidious Shrubs				
CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Varigated Liriope	Liriope muscari variegata	6" pot	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Daylily	Hemercallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
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   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
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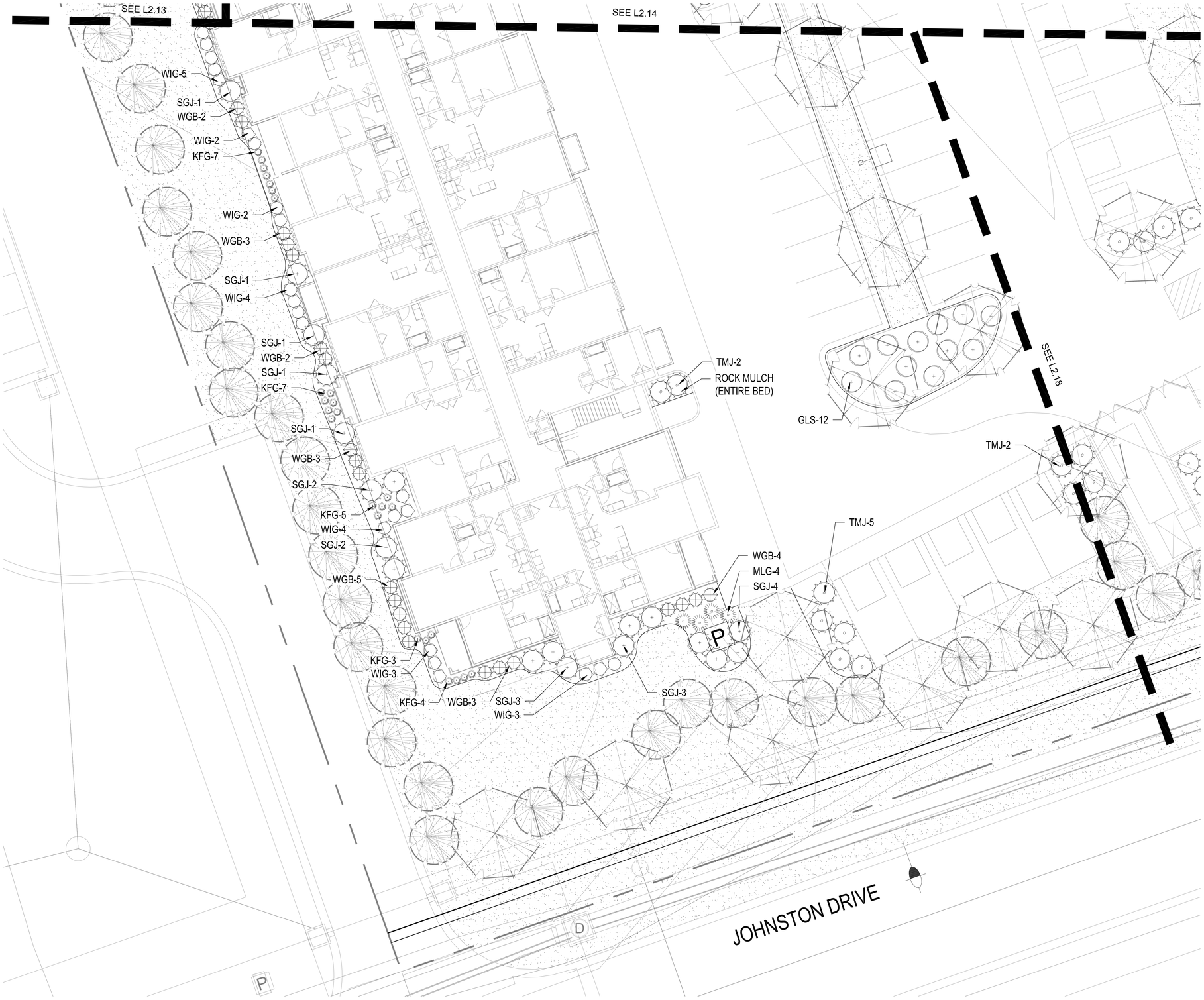

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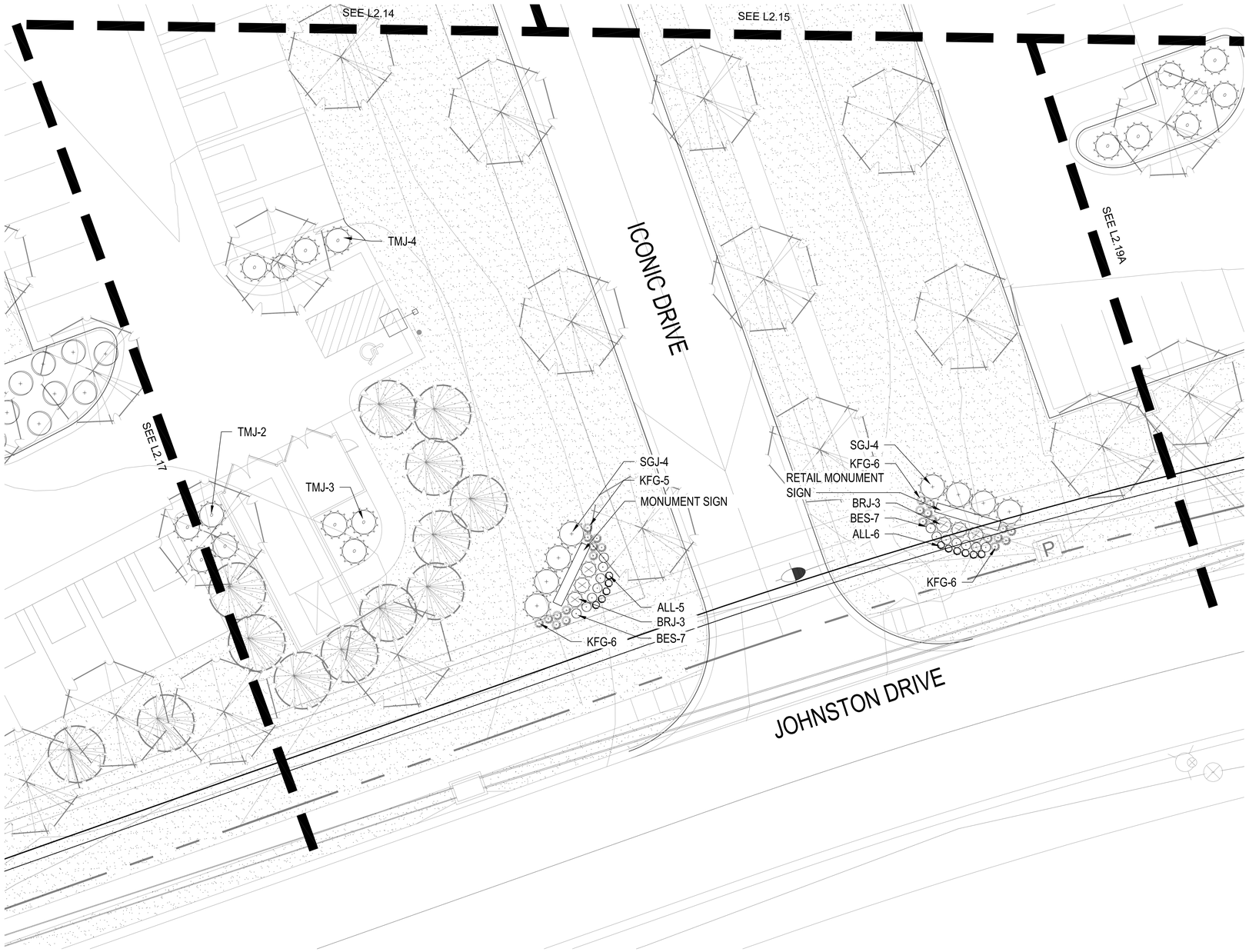

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7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

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STATE OF MISSOURI
KATHRYN ROSE MARTIJOVIC
NUMBER PLA-2011004970
PROFESSIONAL LANDSCAPE ARCHITECT
4.25.2025

A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTAL
- 04.11.25 100% DD SET

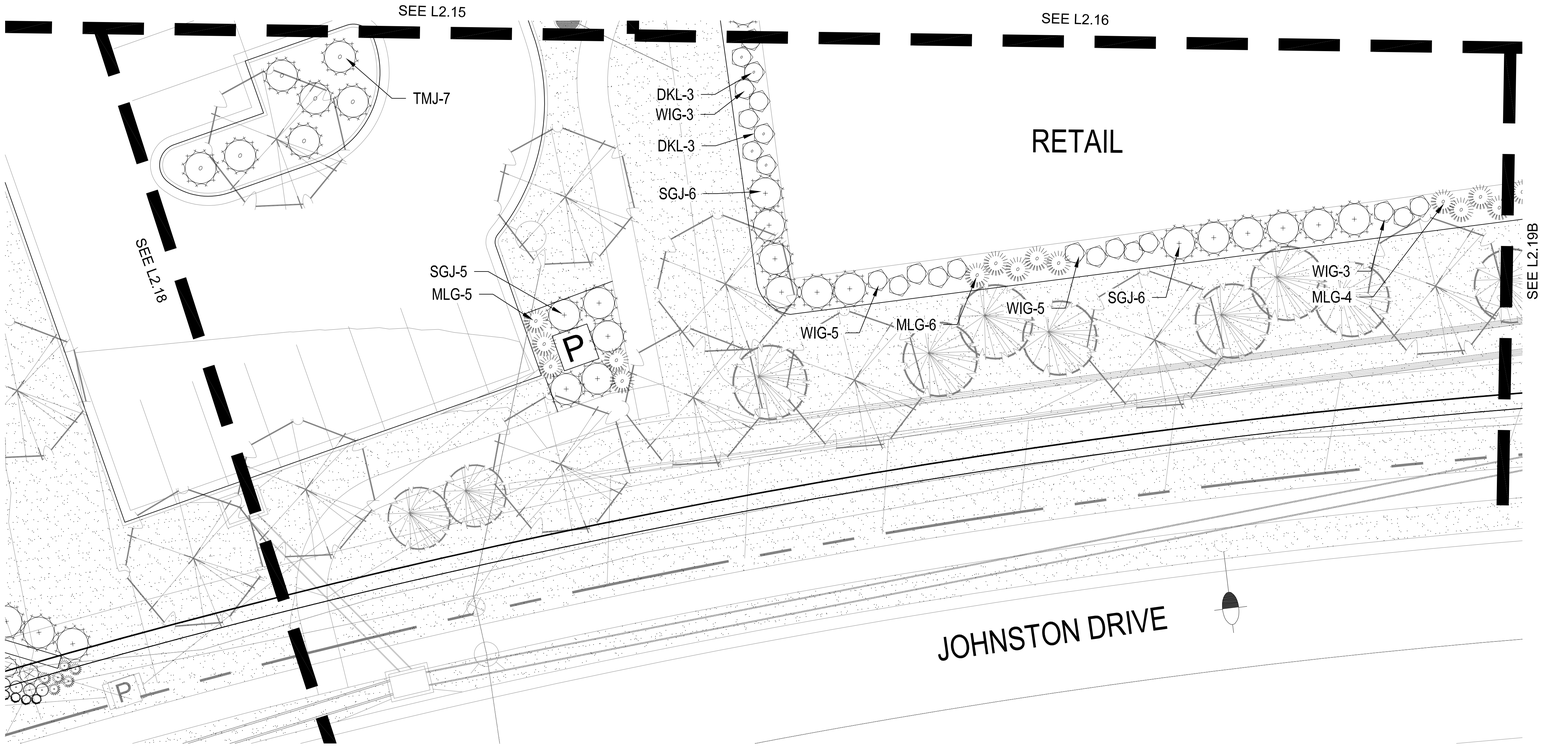
REVISIONS
1 04.24.25 FDP RESUBMITTAL

JOB NO. 701821
DATE 04.24.25
DRAWN BY KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

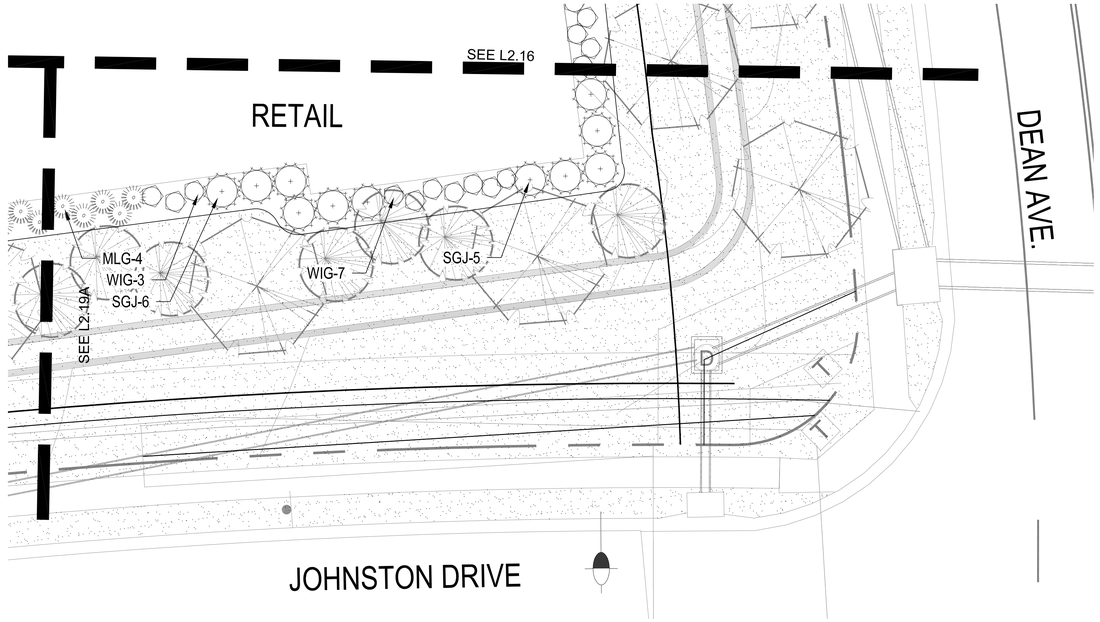
SHEET NO.
L2.18

10/3/2022 2:48:43 PM



SHRUB PLANTING PLAN

1" = 10'-0"



SHRUB PLANTING PLAN

1" = 10'-0"

KEY PLAN

NTS

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HXW	Hick's Yew	Taxus x media 'Hicksii'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
Deciduous Shrubs				
CPR	Carpet Rose-Pink	Rosa 'Flower Carpet Pink'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses				
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Varigated Liriope	Liriope muscari variegata	6" pot	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Daylily	Hemercallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

8. REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.

9. STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.

10. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.

12. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

13. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

14. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
   5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
   5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
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DRAWN BY KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.19

30x42 SHEET (Arch E1)
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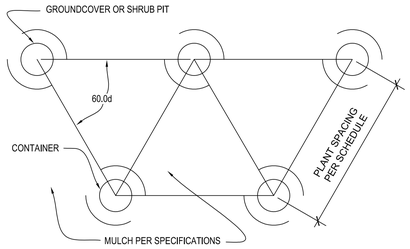
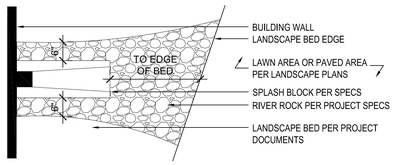
Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07

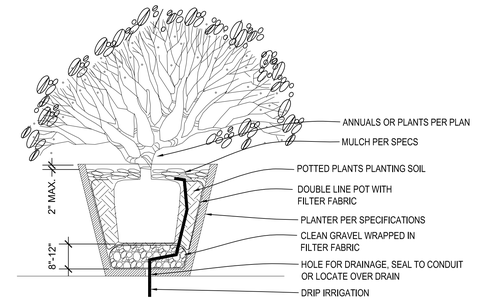


NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

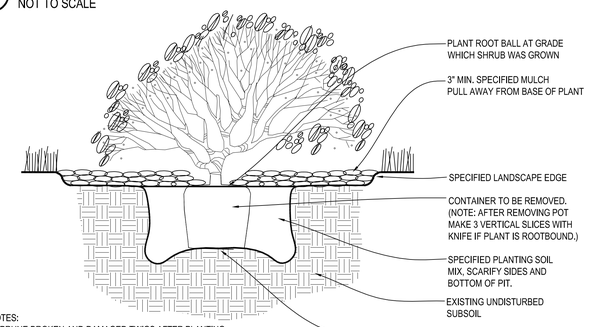
10 PLANT SPACING DETAIL
NOT TO SCALE



6 DOWNSPOUT/SPLASH BLOCK DETAIL
NOT TO SCALE

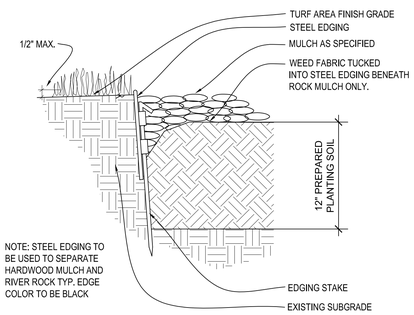


3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



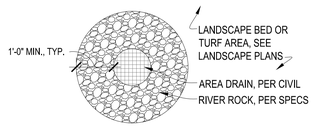
NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

2 SHRUB PLANTING DETAIL
NOT TO SCALE

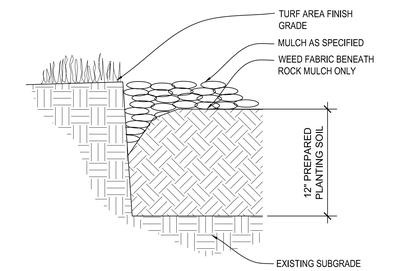


NOTE: STEEL EDGING TO BE USED TO SEPARATE HARDWOOD MULCH AND RIVER ROCK TYP. EDGE COLOR TO BE BLACK

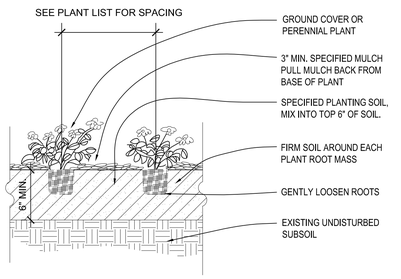
9 STEEL EDGING DETAIL
NOT TO SCALE



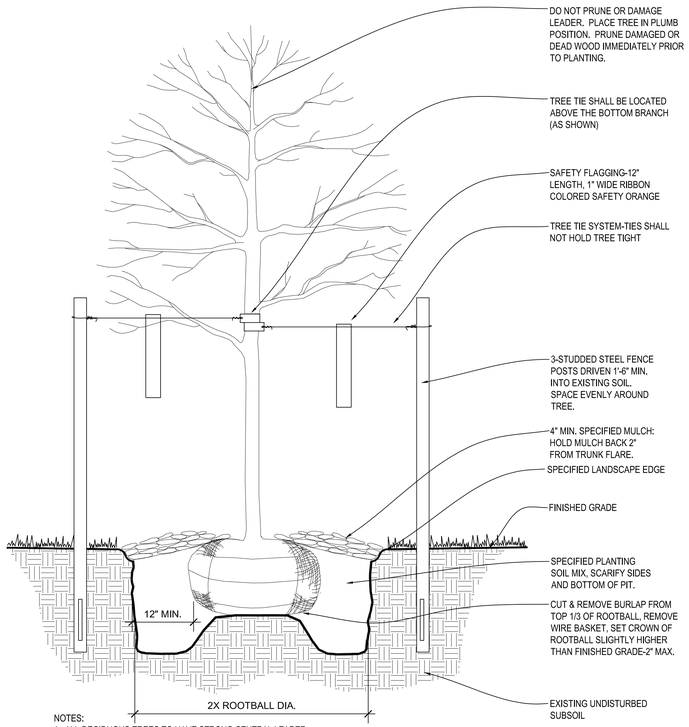
5 LANDSCAPE AREA DRAIN DETAIL
NOT TO SCALE



8 V-CUT EDGING DETAIL
NOT TO SCALE

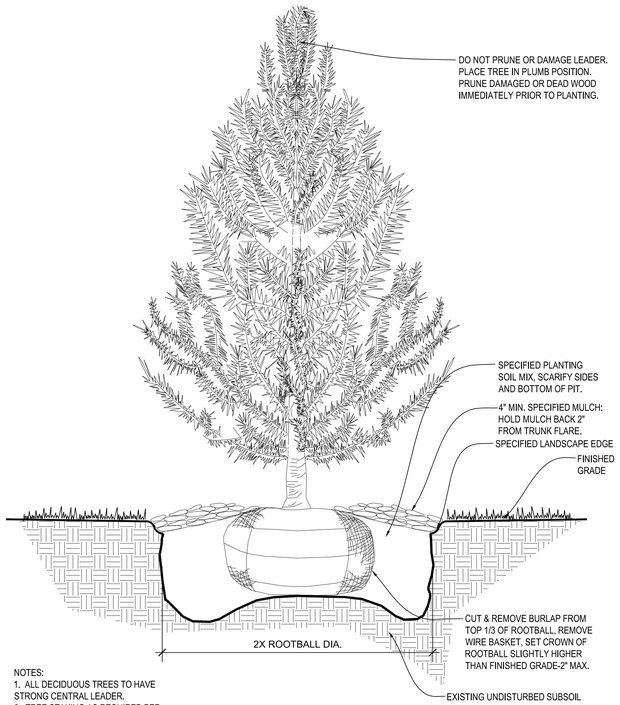


7 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:
1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
10. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
11. THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
12. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

MATERIALS:
13. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
14. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
15. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
16. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJA-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TYE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
17. SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
18. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
21. ROCK BEDS SHALL SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH. PLANTING WITHIN POOL FENCING SHALL HAVE ROCK MULCH.

INSTALLATION:
1. RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
2. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND AMEND WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING SOIL MIX DEPTHS FOR PERENNIAL, GROUNDCOVER, SHRUB BEDS AND TREE PLANTING.STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.
3. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
4. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
5. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
6. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
7. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:
PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD). ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE, INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

PIPING SPECIFICATIONS:
A. MINIMUM WORKING PRESSURE RATINGS:
   1. PRESSURE PIPING: 150 PSIG (1035 KPA).
   2. CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA).
B. MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
   1. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
   2. PIPE GREATER THAT 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
      A. THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
C. LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
D. DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
E. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
F. PLASTIC FITTINGS:
   1. UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
   2. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
      A. PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
G. MINIMUM COVER:
   1. IN LAWN AND PLANTING AREAS:
      A. MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
      B. LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
   2. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
H. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

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STATE OF MISSOURI — KATHRYN ROSE MARTIJOVIC — NUMBER PLA-2011004970 — PROFESSIONAL LANDSCAPE ARCHITECT
4.25.2025

A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTAL
- 04.11.25 100% DO SET

REVISIONS
1 04.24.25 FDP RESUBMITTAL

JOB NO. 701821
DATE 04.24.25
DRAWN BY KRM/SLW
FDP RESUBMITTAL
SHEET NAME PLANTING PLAN
SHEET NO. L3.00

30x42 SHEET (Arch E1)
10/3/2022 2:46:43 PM

ARCH E1 30" x 42"

nspj ARCHITECTS
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-007347
ARCHITECT
4/4/25

4 TF - EXT. ELEV - BLDG A - NORTH
1/16" = 1'-0"

3 TF - EXT. ELEV - BLDG A - WEST
1/16" = 1'-0"

2 TF - EXT. ELEV - BLDG A - EAST
1/16" = 1'-0"

MATERIAL	AREA	PERCENTAGE
TRIM	4615 SF	7%
LAP SIDING - WHITE	11471 SF	18%
LAP SIDING - BLUE	9025 SF	14%
STONE	17384 SF	28%
STUCCO	19786 SF	32%

1 TF - EXT. ELEV - BLDG A - SOUTH
1/16" = 1'-0"

A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO

DRAWING RELEASE LOG

△ REVISIONS

JOB NO. 701821
DATE 04.04.25
DRAWN BY Author
FDP-4.4.2025

SHEET NAME
TEST FIT - BLDG A

SHEET NO.
A1.0

4/4/2025 1:00:39 PM

ARCH E1 30" x 42"

4 TF - EXT. ELEV - BLDG B - NORTH
1/16" = 1'-0"

3 TF - EXT. ELEV - BLDG B - WEST
1/16" = 1'-0"

2 TF - EXT. ELEV - BLDG B - EAST
1/16" = 1'-0"

MATERIAL	AREA	PERCENTAGE
TRIM	2958 SF	7%
LAP SIDING - WHITE	9390 SF	23%
<varies>	5760 SF	14%
STONE	10232 SF	25%
STUCCO	12491 SF	31%

1 TF - EXT. ELEV - BLDG B - SOUTH
1/16" = 1'-0"

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-07347
ARCHITECT
4/4/25

A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO

DRAWING RELEASE LOG

△ REVISIONS

JOB NO. 701821
DATE 04.04.25
DRAWN BY Author
FDP-4.4.2025

SHEET NAME
TEST FIT - BLDG B

SHEET NO.
A2.0

4/4/2025 1:01:27 PM

ARCH E1 30" x 42"

4 TF - EXT. ELEV - BLDG C - SOUTH
1/16" = 1'-0"

3 TF - EXT. ELEV - BLDG C - WEST
1/16" = 1'-0"

2 TF - EXT. ELEV - BLDG C - EAST
1/16" = 1'-0"

MATERIAL	AREA	PERCENTAGE
TRIM	2040 SF	6%
LAP SIDING - WHITE	8443 SF	23%
<varies>	5123 SF	14%
STONE	9039 SF	25%
STUCCO	11297 SF	31%

1 TF - EXT. ELEV - BLDG C - NORTH
1/16" = 1'-0"

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-07347
ARCHITECT
4/4/25

A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO

DRAWING RELEASE LOG

△ REVISIONS

JOB NO. 701821
DATE 04.04.25
DRAWN BY Author
FDP-4.4.2025

SHEET NAME
TEST FIT - BLDG C

SHEET NO.
A3.0

4/4/2025 1:06:05 PM

ARCH E1 30" x 42"

4 TF - EXT. ELEV - BLDG D - SOUTH
1/16" = 1'-0"

3 TF - EXT. ELEV - BLDG D - WEST
1/16" = 1'-0"

2 TF - EXT. ELEV - BLDG D - EAST
1/16" = 1'-0"

MATERIAL	AREA	PERCENTAGE
TRIM	2926 SF	8%
LAP SIDING - WHITE	8821 SF	24%
LAP SIDING - BLUE	4640 SF	13%
STONE	9513 SF	26%
STUCCO	10596 SF	29%

1 TF - EXT. ELEV - BLDG D - NORTH
1/16" = 1'-0"

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NUMBER A-07347
ARCHITECT
4/4/25

A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO

DRAWING RELEASE LOG

△ REVISIONS

JOB NO. 701821
DATE 04.04.25
DRAWN BY Author
FDP-4.4.2025

SHEET NAME
TEST FIT - BLDG D

SHEET NO.
A4.0

4/4/2025 1:03:20 PM

ARCH E1 30" x 42"

NOTES:

TRASH ENCLOSURE
1. WILL BE CONSTRUCTED OF SIMILAR MATERIALS TO THOSE ON THE PRIMARY BUILDINGS
2. WILL INCLUDE GATES OF METAL OR COMPOSITE MATERIAL WHICH WILL RECEIVE APPROPRIATE CORROSION RESISTANCE FOR THE APPLICATION
3. WILL INCLUDE COMPACTOR AND ACCESSIBLE ROUTE TO AT LEAST ONE DEPOSIT OPENING
4. PAVEMENT SECTIONS WILL FOLLOW CITY REQUIREMENTS FOR HEAVY TRUCK TRAFFIC

MATERIAL	AREA	PERCENTAGE
LAP SIDING - BLUE	2030 SF	84%
STONE	395 SF	16%

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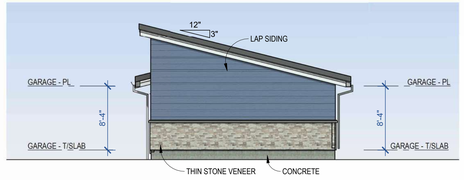
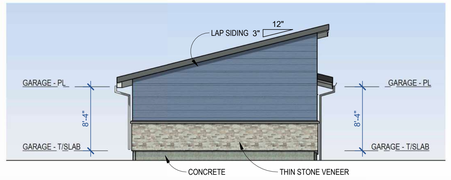
CLINT EDD EVANS
NUMBER A-07347
ARCHITECT
4/4/25



.TYPICAL DETATCHED GARAGE RIGHT ELEVATION
1/8" = 1'-0"

TYPICAL DETATCHED GARAGE REAR ELEVATION
1/8" = 1'-0"

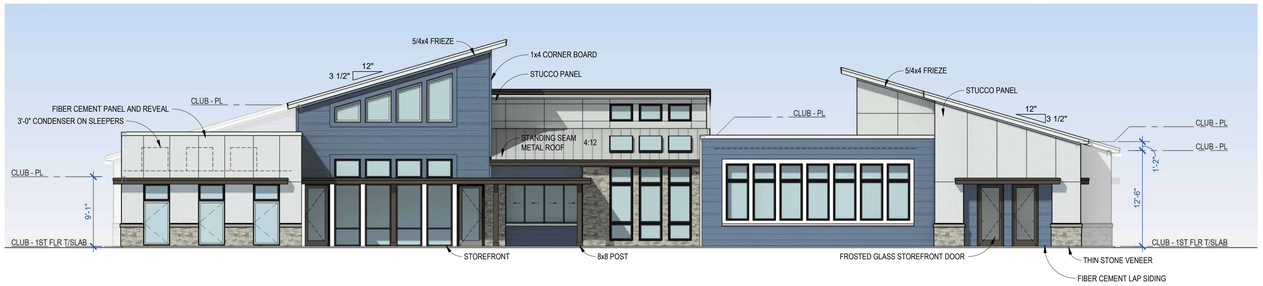


TYPICAL DETATCHED GARAGE LEFT ELEVATION
1/8" = 1'-0"

TYPICAL DETATCHED GARAGE FRONT ELEVATION
1/8" = 1'-0"

MATERIAL	AREA	PERCENTAGE
TRIM	5 SF	0%
LAP SIDING - WHITE	2771 SF	32%
STONE	2040 SF	23%
STUCCO	3979 SF	45%

CLUBHOUSE RIGHT ELEVATION
1/8" = 1'-0"



CLUBHOUSE REAR ELEVATION
1/8" = 1'-0"

CLUBHOUSE LEFT ELEVATION
1/8" = 1'-0"

CLUBHOUSE FRONT ELEVATION
1/8" = 1'-0"

A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO

DRAWING RELEASE LOG

△ REVISIONS

JOB NO. 701821
DATE 04.04.25
DRAWN BY Author
FDP-4.4.2025

SHEET NAME
FDP ELEVATIONS - ANCILLARY
SHEET NO.
A5.0

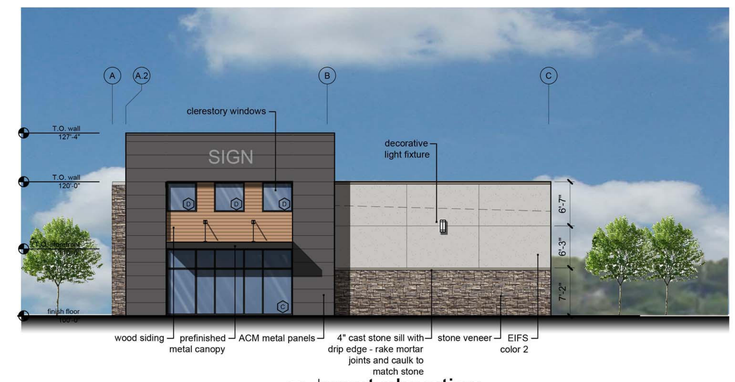
4/4/2025 12:15:34 PM

ELEVATION RENDERINGS

GRIFFIN RILEY

1 north elevation
scale: 3/32"=1'-0"

2 east elevation
scale: 3/32"=1'-0"



3 west elevation
scale: 3/32"=1'-0"

4 south elevation
scale: 3/32"=1'-0"

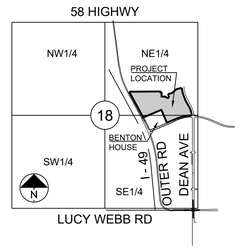
Paper Size: 36" W x 24" H

a new retail building for
ICONIC
NWC - Dean Avenue & Johnston Drive
Raymore, Missouri

FINAL PLAT OF

ICONIC

PART OF THE E. 1/2 OF SEC. 18-46-32 IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



SECTION 18-T46N-R32W

LOCATION MAP
SCALE 1" = 2000'

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "ICONIC".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Raymore, Cass County, Missouri.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E," is hereby granted to the City of Raymore, Missouri. Provided that where such "Utility Easement" or "U/E," is designated for use for a particular purpose, no conflicting use shall be made for other purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "DRAINAGE EASEMENT" or "D/E", is hereby granted to the City of Raymore, Missouri or its designees. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

An easement of license is hereby granted to the City of Raymore, Missouri or its designees, to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "SANITARY EASEMENT" or "S/E".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

SANITARY SEWER EASEMENT, VACATE NOTE:

The portion described below of the 10 feet wide Standard Sewer Easement recorded in Book 2613 at Page 900 is to be vacated by the recording of this plat.

Commencing (P.O.C.) at the Point of Termination of said recorded Easement, said point being 5.10 feet Southwest along the North line of Lot 3 of this plat from the Northeast corner of said Lot 3; thence along the centerline of said recorded easement, South 01 degrees 00 minutes 05 seconds West, a distance of 164.22 feet to the Point of Beginning (P.O.B.) of vacate; thence continuing along said centerline, South 01 degrees 00 minutes 05 seconds West, a distance of 45.82 feet; thence continuing along said centerline, South 72 degrees 19 minutes 35 seconds West, a distance of 305.42 feet to the Point of Termination (P.O.T) of vacate.

RESTRICTIONS:

The use of, and access to, all Lots and Tracts in this subdivision shall hereafter be subject to the Covenants and Restrictions which are to be recorded in the Office of the Register of Deeds of Cass County, Missouri, and shall hereby become a part of the dedication of this plat as though set hereon.

Tract "A" is to be owned and maintained by the Association that serve this plat.
Tract "A" is to be used for open space and landscaping purposes and contains detention/BMP area.

There shall be no direct access to Johnston Drive, Dean Avenue or South Outer Road from Lots and Tracts within this plat except those areas shown hereon as ACCESS or future areas that are approved by the City.

ACKNOWLEDGMENT:

IN TESTIMONY WHEREOF, TIMBER TRAILS LAND PARTNERS LLC, has caused this instrument to be executed, this _____ day of _____, 202__.

TIMBER TRAILS LAND PARTNERS LLC

_____
By:

ACKNOWLEDGMENT:

STATE OF MISSOURI)
)ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 202__, before me, the

undersigned, a Notary Public in and for said County and State came _____,

_____ of TIMBER TRAILS LAND PARTNERS LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company. I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____
Notary Public

My Commission Expires:_____

APPROVALS:

This plat of "ICONIC", including easements and rights-of-way accepted by the City Council, has been submitted to and approved

by the Raymore City Council by Ordinance No. _____, duly passed and approved by the Mayor of Raymore, Missouri, on this ___

day of _____, 2025.

_____
Mayor: Kristofer P. Turnbow

ATTEST: _____ _____
City Clerk City Engineer

City Planning and Zoning Commission of Peculiar, Missouri this

_____ day of _____, 202__ .

_____
Secretary

Property information shown hereon (recorded descriptions, easements, etc.) is based on ALTA/NSPS Land Title Survey by Olsson, project no. A18-18420, dated 07-22-2021. Title Commitment from Kansas City Title INC'S Commitment for Title Insurance, File No. KCT-235832, dated June 29th, 2021 at 8:00 A.M. with and update of June 30, 2021.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN APRIL 2023. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FLOOD NOTE:
This Property lies within Flood Zone X, (areas determined to be outside the 0.2% annual chance floodplain) FIRM #29037C0036F, Revised January 2, 2013

PRELIMINARY

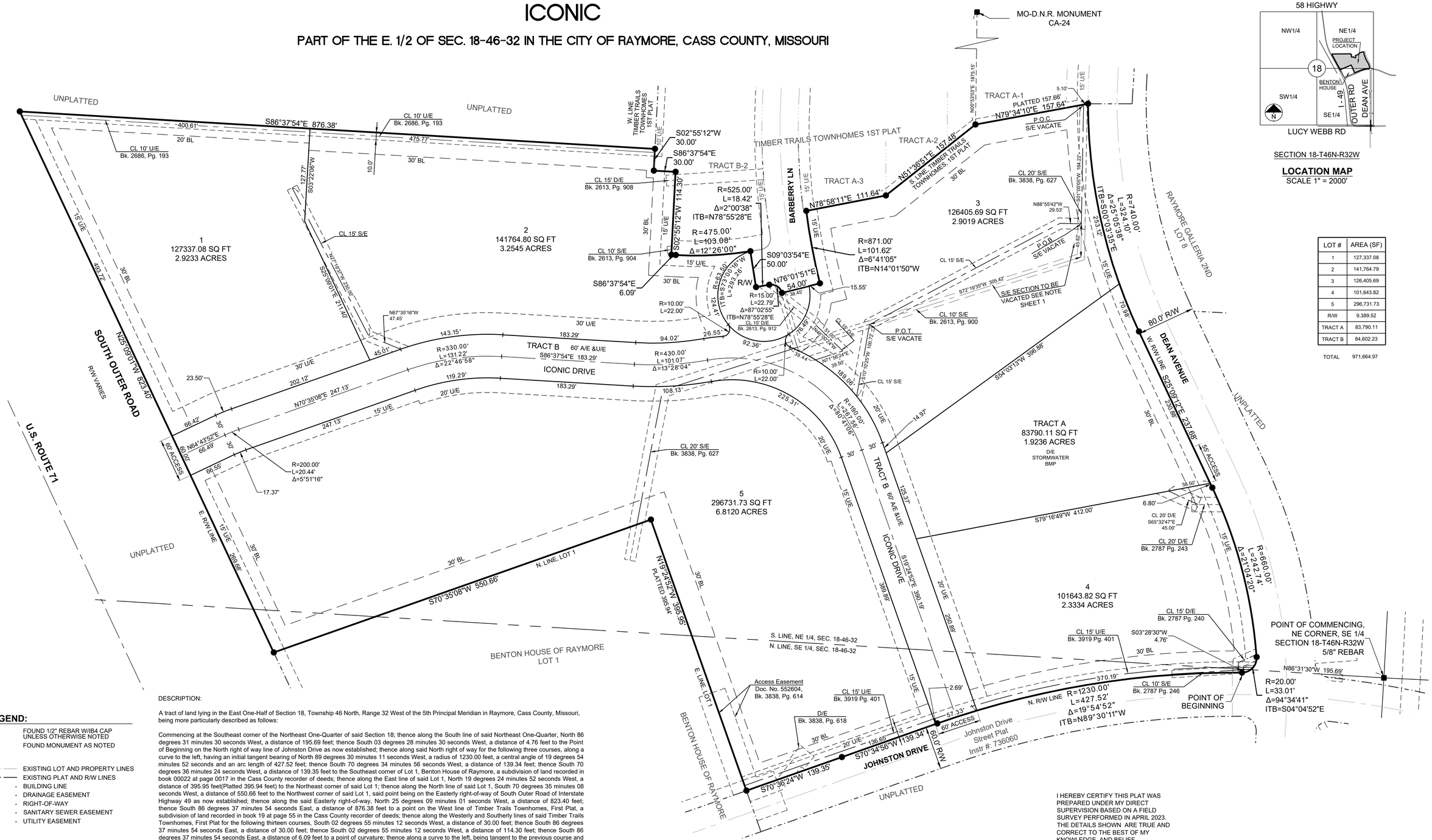
David Allen Rinne, P.L.S.
MO# PLS-2014000198

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE 04/03/2025	FINAL PLAT OF ICONIC
DRAWN BY JWT	
CHECKED BY SCH	
PROJ. NO. 21-128	SHEET NO. 1 of 2

FINAL PLAT OF
ICONIC

PART OF THE E. 1/2 OF SEC. 18-46-32 IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



LOT #	AREA (SF)
1	127,337.08
2	141,764.79
3	126,405.69
4	101,643.82
5	296,731.73
R/W	9,389.52
TRACT A	83,790.11
TRACT B	84,602.23
TOTAL	971,664.97

LEGEND:

- ● FOUND 1/2" REBAR W/IB4 CAP UNLESS OTHERWISE NOTED
- ■ FOUND MONUMENT AS NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT

DESCRIPTION:

A tract of land lying in the East One-Half of Section 18, Township 46 North, Range 32 West of the 5th Principal Meridian in Raymore, Cass County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 18; thence along the South line of said Northeast One-Quarter, North 86 degrees 31 minutes 30 seconds West, a distance of 195.69 feet; thence South 03 degrees 28 minutes 30 seconds West, a distance of 4.76 feet to the Point of Beginning on the North right of way line of Johnston Drive as now established; thence along said North right of way for the following three courses, along a curve to the left, having an initial tangent bearing of North 89 degrees 30 minutes 11 seconds West, a radius of 1230.00 feet, a central angle of 19 degrees 54 minutes 52 seconds and an arc length of 427.52 feet; thence South 70 degrees 34 minutes 56 seconds West, a distance of 139.34 feet; thence South 70 degrees 36 minutes 24 seconds West, a distance of 139.35 feet to the Southeast corner of Lot 1, Benton House of Raymore, a subdivision of land recorded in book 00022 at page 0017 in the Cass County recorder of deeds; thence along the East line of said Lot 1, North 19 degrees 24 minutes 52 seconds West, a distance of 395.95 feet(Platted 395.94 feet) to the Northeast corner of said Lot 1; thence along the North line of said Lot 1, South 70 degrees 35 minutes 08 seconds West, a distance of 550.66 feet to the Northwest corner of said Lot 1, said point being on the Easterly right-of-way of South Outer Road of Interstate Highway 49 as now established; thence along the said Easterly right-of-way, North 25 degrees 09 minutes 01 seconds West, a distance of 823.40 feet; thence South 86 degrees 37 minutes 54 seconds East, a distance of 876.38 feet to a point on the West line of Timber Trails Townhomes, First Plat, a subdivision of land recorded in book 19 at page 55 in the Cass County recorder of deeds; thence along the Westerly and Southerly lines of said Timber Trails Townhomes, First Plat for the following thirteen courses, South 02 degrees 55 minutes 12 seconds West, a distance of 30.00 feet; thence South 86 degrees 37 minutes 54 seconds East, a distance of 30.00 feet; thence South 02 degrees 55 minutes 12 seconds West, a distance of 114.30 feet; thence South 86 degrees 37 minutes 54 seconds East, a distance of 6.09 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 475.00 feet, a central angle of 12 degrees 26 minutes 00 seconds and an arc length of 103.08 feet; thence South 09 degrees 03 minutes 54 seconds East, a distance of 50.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 78 degrees 55 minutes 28 seconds East, a radius of 525.00 feet, a central angle of 02 degrees 00 minutes 38 seconds and an arc length of 18.42 feet to a point of compound curvature; thence along a curve to the right having an initial tangent bearing of North 78 degrees 55 minutes 28 seconds East, a radius of 15.00 feet, a central angle of 87 degrees 02 minutes 55 seconds and an arc length of 22.79 feet; thence North 76 degrees 01 minutes 51 seconds East, a distance of 54.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 14 degrees 01 minutes 50 seconds West, a radius of 871.00 feet, a central angle of 06 degrees 41 minutes 05 seconds and an arc length of 101.62 feet; thence North 78 degrees 58 minutes 11 seconds East, a distance of 111.64 feet; thence North 51 degrees 36 minutes 51 seconds East, a distance of 157.48 feet; thence North 79 degrees 34 minutes 10 seconds East, a distance of 157.64 feet(Platted 157.66 feet) to a point of curvature on the Westerly right-of-way of Dean Avenue as now established; thence along said Westerly right-of-way for the remaining four courses, along a curve to the left having an initial tangent bearing of South 00 degrees 03 minutes 35 seconds East, a radius of 740.00 feet, a central angle of 25 degrees 05 minutes 38 seconds and an arc length of 324.10 feet; thence South 25 degrees 09 minutes 12 seconds East, a distance of 237.68 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 660.00 feet, a central angle of 21 degrees 04 minutes 20 seconds and an arc length of 242.74 feet to a point of compound curvature; thence along a curve to the right, having an initial tangent bearing of South 04 degrees 04 minutes 52 seconds East, a radius of 20.00 feet, a central angle of 94 degrees 34 minutes 41 seconds and an arc length of 33.01 feet to the Point of Beginning, and containing 22.31 acres, more or less.

SCALE: 1" = 40'

BASIS OF BEARINGS
Plat of BENTON HOUSE OF RAYMORE
N LINE, SE 1/4, SEC. 18-46-32
N86°31'30"W

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
REFERENCE MONUMENT: CA-24
GRID FACTOR 0.9998936
COORDINATES LISTED IN U.S. FEET

	NORTH	EAST
CA-24	963442.63'	2790203.55'

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN APRIL 2023. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

David Allen Rinne, P.L.S.
MO# PLS-2014000198

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DATE 05/19/2023	FINAL PLAT OF ICONIC
DRAWN BY JWT	
CHECKED BY SCH	
PROJ. NO. 21-128	SHEET NO. 2 of 2

Attachment 5

Johnston Drive and Benton House Driveway Looking Northeast

South Outer Road Looking East

Barberry Lane Looking South

The Depot South Drive Looking West

RAYMORE

come home to more

Development Agreement for Iconic Mixed Use Development

Legal Description Contained on Pages 2-3

Between Timber Trails Land Partners, LLC., Grantor,

and

City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083

July 14, 2025

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DEVELOPMENT AGREEMENT
Timber Trails Mixed Use

THIS DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF **ICONIC,** a mixed-use commercial and residential development is made and entered into this **14TH day of JULY, 2025**, by and between Timber Trails Land Partners, LLC ("Sub-Divider") also being referred to herein as "Grantors"; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

WHEREAS, Sub-Divider seeks to obtain Final Development Plan approval from the City for a mixed-use development to be known as Iconic, located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider agrees to assume all subdivision development obligations of the City as described in this agreement; and,

WHEREAS, the City desires to ensure that the Sub-Divider will accomplish certain things in order to protect the public's, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

The provisions of this Agreement shall apply to the following described property:

A tract of land in the East Half of Section 18 Township 46 North, Range 32 West of the 5th Principal Meridian in Raymore, Cass County, Missouri being bounded and described as follows: Beginning at the Northeast corner of lot 1, Benton House of Raymore, a subdivision of land recorded as Book 22 at Page 17 in the Cass County Recorder of Deeds office; thence on the northerly line of said Lot 1, South 70°35'08" West, 550.66 feet to the easterly right-of-way line of Interstate Highway 49; thence on said easterly right-of-way line, North 25°09'01" West, 823.40 feet to the southerly deed line of the property described in book 3117 at page 349 in the said office of the recorder of deeds; thence on said southerly deed line, South 86°37'54" East, 876.38 feet to a point on the westerly boundary line of Timber Trails Townhomes, First Plat a recorded subdivision in the Cass County Recorder of Deeds office in Book 19, at page 55; thence on the said subdivision boundary line the following 13 calls, South 02°55'12" West, 30.00 feet; thence South 86°37'54" East, 30.00 feet; thence South 02°55'12" West, 114.30 feet; thence South 86°37'54" East, 6.09 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 475.00 feet, a central angle of 12°26'00" and an arc distance of 103.08 feet; thence South 09°03'54" East, 50.00 feet; thence Easterly along a curve to the right having an initial tangent bearing of North 78°55'28" East with a radius of 525.00 feet, a central angle of 02°00'38" and an arc distance of 18.42 feet; thence Southeasterly along a curve to the right having an initial tangent bearing of North 78°55'28" East with a radius of 15.00 feet, a central angle of 87°02'55" and an arc distance of 22.79 feet; thence North 76°01'51" East, 54.00 feet; thence Northerly along a curve to the right having an initial tangent bearing of North 14°01'50" West with a radius of 871.00 feet, a central angle of 06°41'05" and an arc distance of 101.62 feet; thence North 78°58'11" East, 111.64 feet; thence North 51°36'51" East, 157.48 feet; thence North 79°34'10" East, 157.64 feet to a point on the westerly right-of-way line of Dean Avenue as currently located; thence on said westerly right-of-way line, Southerly along a curve to the left having an initial tangent bearing of South 00°03'35" East with a radius of 740.00 feet, a central angle of 25°05'38" and an arc distance of 324.10 feet; thence South 25°09'12" East,

237.68 feet; thence Southerly along a curve to the right being tangent to the last described course with a radius of 660.00 feet, a central angle of 21°04'20" and an arc distance of 242.74 feet; thence Southwesterly along a curve to the right having a common tangent with the last described course with a radius of 20.00 feet, a central angle of 94°34'41" and an arc distance of 33.01 feet to the northerly proposed right-of-way line of Johnston Drive; thence on said proposed northerly right-of-way line, Westerly along a curve to the left having a common tangent with the last described course with a radius of 1,230.00 feet, a central angle of 19°54'52" and an arc distance of 427.52 feet; thence South 70°34'56" West, 139.34 feet; thence South 70°36'24" West, 139.35 feet to the southeast corner of said Lot 1, Benton House of Raymore; thence on the easterly lot line of said Lot 1, North 19°24'52" West, 395.95 feet to the Point of Beginning. Containing 971,665 square feet or 22.31 acres, more or less.

ZONING, LAND USE, AND DEVELOPMENT STANDARDS

Zoning and Land Use

a. The zoning for the entire Property is "PUD" Planned Unit Development District. Zoning, land use, and development standards for the PUD shall be as described below:

b. Land Use

1. Apartment Community Residential development, as defined by Section 485.010 of the Unified Development Code shall be permitted on Lots 2, 3, and 5 subject to compliance with any special conditions.

2. Commercial Uses contained within the multi-tenant retail strip center located on Lot 4 shall be permitted in accordance with Section 410.020H of the Unified Development Code.

a. Uses designated as "P" permitted in the "C-2" General Commercial and "C-3" Regional Commercial zoning districts shall be permitted on Lot 4, subject to compliance with any special conditions.

b. Uses designated as "C" conditional in the "C-2" General Commercial and "C-3" Regional Commercial zoning districts shall be permitted on Lot 4, subject to the approval of a Conditional Use Permit (CUP), and compliance with any special conditions.

Bulk and Dimensional Standards:

	Lots 2, 3, 5 *Residential*	**Lot 4** *Retail*
Minimum Lot Area	12,000 SF	2,000 SF

Minimum Lot Area per Dwelling Unit	1,000 SF	N/A
Minimum Lot Depth	120 ft.	100 ft.
Minimum Front Yard	30 ft.	30 ft.
Minimum Rear Yard	30 ft.	20 ft.
Minimum Side Yard	10 ft. (Buildings B-D) Building A per the Preliminary Development Plan	10 ft.
Maximum Building Height	70 ft. (Lot 2) 60 ft. (Lots 3,5)	80 ft.
Maximum Building Coverage	40%	40%

Common Open Space and Amenities

a. Common open space and subdivision amenities shall be provided in accordance with the approved Final Development Plan.

b. The following amenities are provided in the Preliminary and Final Development Plan, and shall be constructed and maintained as outlined in this agreement:
    i. Extended wet regional detention basin
    ii. Walking Trails
    iii. Covered residential garage parking
    iv. Tuck under garage parking
    v. Clubhouse with pool deck

c. All common open space and amenities shall be maintained by the Sub-Divider.

Landscaping & Screening

a. All required landscaping shall comply with Chapter 430 of the Unified Development Code, and shall be installed and maintained in accordance with final landscaping plans being approved as part of the final development plan.

b. Type-A screening shall be required along the northern property lines abutting the existing townhome and light industrial developments.

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c. A Type-A screen shall be required between the hotel/lodging use and the residential apartments.

d. A Type-A screen shall be required between the residential uses and the existing Benton House development.

e. Landscaped buffers of at least ten foot (10') in width, containing berms, trees, shrubs and/or evergreens shall be provided in the areas abutting Dean Avenue, Johnston Drive, and East Outer Road.

f. All required buffer landscaping shall be installed prior to the issuance of any Certificate of Occupancy for any building within the corresponding phase of the final development plan or final plat, and the Sub-divider shall provide for the perpetual maintenance of all required landscape buffers.

Parking

a. Off-street Parking shall be provided for each use contained within the Final Development Plan in accordance with the UDC and MOU.

b. Other uses proposed to occupy tenant spaces within the multi-tenant retail space, including but not limited to Eating and Drinking Establishments, Medical or Dental Clinics, or other uses listed in Section 425.020H of the Unified Development Code shall be reviewed by City staff as part of a building permit or tenant finish building permit application to ensure compliance with the parking requirements of the Code. Additional parking shall be added where required.

   If additional parking spaces are required for such uses, as determined by the Development Services Director, such parking spaces shall be installed prior to the issuance of an occupancy permit for such use.

c. Off-street parking shall be provided within a common area tract containing the clubhouse and pool at the time the amenities are installed as follows:

Use	**Minimum Parking Spaces Required**
Private Recreation Facilities	1 space for each 4,000 square feet of area devoted to recreational use

Building Design Standards

A. The Final Development Plan is being approved with building elevations and designs for the residential and commercial uses. The elevations shall be used to apply for and acquire the appropriate building permits from the City.

B. The multi-tenant commercial building located on Lot 4 shall be designed with four-sided architecture so as to limit the visual impact of building utilities and appurtenances adjacent to Dean Avenue and Johnston Drive. Architectural features and designs shall be consistent on all four sides of the building.

C. The City shall not issue any building permits for the project if the building elevations and designs submitted with any building permit application(s) are not consistent with or do not comply with the approved building elevations.

PHASING SCHEDULE

1. The phasing of the Final Development Plan shall be as follows:

   a. The construction of the residential apartment use(s) located on Lots 2, 3 and/or 5 shall not be permitted or commence until such time that
      i. the Sub-Divider has commenced site development of the retail strip center located on Lot 4; and/or

      ii. the Sub-Divider has received final development plan approval of, and obtained Final Development Plan approval and a building permit for the hotel/lodging use located on Lot 1.

   b. Certificates of Occupancy shall not be issued for any residential apartment building(s) contained on Lot 2, 3 and/or 5 until such time that a Certificate of Occupancy has been issued for the retail strip center building shell located on Lot 4.

TRANSPORTATION IMPROVEMENTS

1. **Road Improvements**

   a. All proposed roads shall be constructed as private roads.

b. All private roads shall be designed, constructed and maintained by the Sub-Divider.

c. The proposed connections to East Outer Road shall be under the jurisdiction of the Missouri Department of Transportation (MoDOT). Approval from MODOT for the two access points shall be submitted prior to approval of the final development plan or site plan by the Planning Commission.

d. The Sub-Divider shall be responsible for designing and constructing access management improvements along Dean Avenue to support a restricted "right-in right-out" retail access located on Lot 4. The median shall extend no less than 150' in either direction of the retail access drive. Final construction plans shall be reviewed and approved by the Public Works Director prior to the issuance of any construction permits.

2. **Pedestrian Improvements**

a. A five-foot (5') sidewalk was designed, and constructed along the west side of Dean Avenue adjacent to this development. No improvements to this sidewalk are required.

b. A five foot (5') sidewalk is required along the north side of Johnston Drive, and shall be installed as part of the public improvements for the development.

c. Sidewalk and pedestrian connections shall be provided, where required, pursuant to Section 425.020(C)8, which requires pedestrian connections between principal land uses and adjacent right-of-way.

d. Internal sidewalks or trails proposed as amenities shall be constructed and maintained by the Sub-divider.

3. **Street Lights**

a. Street lighting shall be provided by the Sub-Divider along all adjacent and internal public and private streets, and shall be maintained as follows:
    1. Street lights along Johnston Drive shall be installed by the Sub-Divider with the other required public improvements and dedicated to the City of Raymore. Maintenance of street lights along Johnston Drive shall be the responsibility of the City following their acceptance. Solar

Lights will not be permitted within the City right-of-way.

2. Street lights along Iconic Drive shall be installed and maintained by the Sub-Divider.

b. All street lights shall be fully operational prior to the issuance of a Certificate of Occupancy for any structure contained within the development.

c. Parking lot lights shall be installed in accordance with the approved plans, and in accordance with the site lighting standards of the UDC, and shall be maintained by the Sub-Divider. Such lights shall be installed and operational prior to the issuance of a Certificate of Occupancy.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. The Sub-Divider shall be responsible for the design and installation of all public street, public sanitary sewer, public water, and public stormwater improvements, collectively referred to as public improvements.

2. Before the installation of any public improvements or the issuance of building permits, Sub-Divider shall have all engineering plans approved by the City of Raymore.

3. Prior to the issuance of building permits on Lots 2, 3 and 5, pursuant to Section 445.020(H)(2)(c) of the Unified Development Code, the Sub-divider shall install all public improvements as shown on approved engineering plans of said subdivision, the City Council shall have accepted by Resolution all public improvements, , and the construction inspection and plan review fees shall be paid.

4. Prior to the issuance of a Certificate of Occupancy for buildings located on Lot 4, pursuant to Section 445.020(H)(2)(d) of the Unified Development Code, the Sub-divider shall install all public improvements as shown on approved engineering plans of said subdivision, the City Council shall have accepted by Resolution all public improvements, and the construction inspection and plan review fees shall be paid.

5. The Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and

policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to the sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.

6. The Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Sub-Divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on Sub-Divider's property or from the City's inspection or lack of inspection of the plans, specifications and construction relating to the improvements to be placed on the Sub-Divider's property. Sub-Divider hereby agrees to pay to the City all damages, costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each lot and/or building by the Sub-Divider.

2. The Development Plan proposes potential relocations of existing public sanitary sewers to serve development. Such relocations shall be the sole responsibility of the Sub-divider, and the Sub-divider shall provide the necessary right-of-way or easements where required for such improvements.

3. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Sub-Divider shall have the engineering plans approved by the MoDNR and the City of Raymore.

4. The Sub-Divider agrees to pay any applicable sewer connection fees and rate charges.

5. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and the Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of the City of Raymore, Missouri.

2. All improvements to the water service system shall comply with the requirements of the City of Raymore and with the requirements of the South Metropolitan Fire Protection District.

3. Sub-divider agrees to pay all applicable water connection and meter fees associated with an application for building permits for any structures contained within a final development plan.

4. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and the Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study, including the construction of a regional extended wet regional detention basin that will collect stormwater from the overall development within Tract A. Tract A shall be designed and maintained as a regional amenity for the benefit of the overall development.

2. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building contained within the final development plan or final plat.

3. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.

4. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

OPEN SPACE AND AMENITIES

1. Private open space and amenities shall be provided and maintained by the Sub-Divider, including:

    a. **Extended wet regional detention basin** - Shall be professionally landscaped and regularly maintained consistent with the remainder of the property, to include extended wet detention ponds with professional water features.

b. **Walking Trails -** Shall be constructed to provide pedestrian connectivity surrounding the wet regional detention basis and other areas of the overall development as shown on the Final Development Plan.
c. **Covered residential garage parking** - Shall be designed to be architecturally consistent with any principal residential structures contained within a final development plan.
d. **Tuck-under garage parking -** Shall be designed to provide dedicated structured parking spaces below residential dwelling units as shown on the Final Development Plan
e. **Clubhouse with pool deck** - Shall be designed to be architecturally consistent with any principal residential structures contained within a final development plan

2. Prior to the full build-out of the subdivision, all amenities shown on the Final Development Plan shall be constructed. Throughout the development process, amenities shall be constructed in accordance with the following phasing schedule:

   a. **Extended wet regional detention basin -** shall be constructed as part of the public or private improvements contained within any final development plan which would be served by the regional detention basin.
   b. **Walking Trails -** Shall be constructed prior to the issuance of any Certificate of Occupancy for any structure contained within a final development plan.
   c. **Covered residential garage parking -** Shall be constructed concurrently with any residential structures contained within a final development plan.
   d. **Tuck-under garage parking** - Shall be constructed as part of any permitted residential construction activity contained within a final development plan.
   e. **Clubhouse with pool deck -** Shall be constructed prior to the issuance of a certificate of occupancy for any residential structure(s) contained within a final development plan.

SOLID WASTE SERVICE AND COLLECTION AREAS

1. Buildings and units within the subdivision shall not be served by the City of Raymore's Solid Waste Collection program. It shall be the responsibility of the Sub-divider to provide solid waste collection services to individual buildings and units within the subdivision.

2. Centrally located solid waste collection areas shall be provided in accordance with the Final Development Plan, and shall be screened in

accordance with Section 430.110 of the Unified Development Code.

3. Solid waste collection areas shall be constructed and fully operational prior to the issuance of a Certificate of Occupancy for the buildings and/or units in which they serve.

SIGNAGE

1. Subdivision entrance markers are permitted for the development in accordance with Chapter 435 of the Unified Development Code.

SOUTH METROPOLITAN FIRE PROTECTION DISTRICT

1. All requirements of the Fire Code adopted by the South Metropolitan Fire Protection District shall be complied with.

2. A building permit shall be obtained from the South Metropolitan Fire Protection District for any buildings or structures contained within the final development plan or final plat.

3. Active building permits for buildings or structures contained within a final development plan or final plat shall be subject to inspection and approval by the South Metropolitan Fire Protection District.

STREET NAMES AND ADDRESSING

1. The City Addressing and Street Naming Policy shall be followed for the assignment of any street name on a final development plan or final plat and for the assignment of addresses issued for all buildings in the subdivision. The City is solely responsible for the final designation of street names and addresses.

2. Official street names shall be finalized as part of the final development plan or final plat review and recording process. The City shall verify and approve the final use of any street name placed upon a final plat prior to recording.

FEES, BONDS AND INSURANCE

1. The Sub-Divider agrees to pay to the City a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.

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2. The Sub-Divider agrees to pay the City a $9 per acre fee for the placement and maintenance of outdoor warning sirens.

3. The Sub-Divider agrees to pay for parkland dedication fee-in-lieu requirements for the residential and commercial uses contained within the Final Development Plan

4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.

3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.

5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by First Class United States mail to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:	If to Timber Trails Land Partners, LLC. at:
City Manager 100 Municipal Circle Raymore, MO 64083	Timber Trails Land Partners, LLC Attn: Jake Loveless 21 SE 29th Terrace Lee's Summit, MO 64082

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

_____
Jim Feuerborn, City Manager

Attest:

_____
Erica Hill, City Clerk

_____
Sub-Divider – Signature

_____
Printed Name

_____
Sub-Divider – Signature

_____
Printed Name

Subscribed and sworn to me on this
the _____ day of _____20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

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