



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, July 14, 2025
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations / Awards

- National Parks and Recreation Month Proclamation

5. Personal Appearances

6. Staff Reports

- A. Development Services
- B. Court
- C. Police/Emergency Management
- D. City Clerk - Annual Record Destruction

7. Committee Reports

8. Consent Agenda

The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, they may so request.

- A. City Council Meeting Minutes, June 23, 2025
- B. Sunset Lane and Hawk Ridge Park Parking Lot Project - Acceptance and Final Pay

Reference:
Resolution 25-22

The Public Works Director has determined that the project has been satisfactorily completed in accordance with the project specifications.

9. Unfinished Business

A. Award of Contract - Bulk Road Salt

Reference:

Bill 3975

Contract

This contract is for the purchase and delivery of bulk road salt. Staff recommends award of contract to Central Salt, LLC.

- City Council, 6/23/2025: Approved, 8-0

B. 2025-2026 Raymore Peculiar School Resource Officer Agreement

Reference:

Bill 3978

Contract

This agreement calls for the City of Raymore to provide School Resource Officer services to the Raymore-Peculiar School District for schools within the Raymore City limits and East Middle School in Cass County, as needed, during the 2025-2026 school year. The school district will provide reimbursement to the City for these services.

- City Council, 6/23/2025: Approved, 8-0

C. Award of Contract - Holiday Lighting

Reference:

Bill 3977

Contract

Holiday FX Proposal

This contract is for the installation and removal of holiday lights at City Hall, Centerview, and the Mayor's Christmas Tree at T.B. Hanna Station. Staff recommends award of contract to Holiday FX.

- City Council, 6/23/2025: Approved, 8-0

10. New Business

A. Annual Personal Financial Disclosure Ordinance

Reference:

Bill 3979

Bill 3979 establishes the City of Raymore's public procedures for disclosing potential conflicts of interest and personal financial disclosure as provided for in RSMo Sections 105.483 and 105.485.

- No previous action on this item

B. Iconic Mixed Use Final Development Plan

Reference:

Bill 3976

Staff Report

Civil Site Plan

Final Plat Drawing

Landscape Plan

Building Elevations - Commercial & Residential

Site Photographs

Draft Development Agreement

Jake Loveless, representing Griffin Riley Property Group/Timber Trails Land Partners, is requesting final development plan approval for the Iconic Mixed Use project, a mixed residential and commercial development located at the northwest corner of Dean Avenue and Johnston Drive. The request includes final plat approval for all lots in the development and final site plan approval for four apartment buildings and a retail strip center.

- Planning and Zoning Commission, 06/03/2025: Approval, 6-0

11. Public Comments

Please identify yourself for the record and keep comments to a maximum of five minutes.

12. Mayor/Council Communication

13. Adjournment

MISCELLANEOUS

City Council Work Session Notes, 7/07/2025

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

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.

PROCLAMATION

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including the City of Raymore, Missouri; and,

WHEREAS, our parks and recreation programs are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and,

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and,

WHEREAS, our parks and natural recreation areas ensure the beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and,

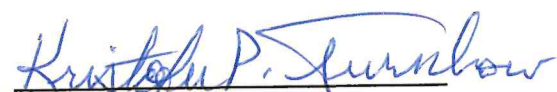
WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month.

NOW THEREFORE, I, Kristofer P. Turnbow, Mayor of the City of Raymore, Missouri, do hereby proclaim the month of July 2025 as

PARKS AND RECREATION MONTH

in the City of Raymore, Missouri, and encourage all citizens and guests to celebrate Parks and Recreation Month by visiting Raymore's 300+ acres of parkland that includes 7 parks, 4 linear parks, over 20 miles of trails, an amphitheater, ice rink, sprayground, athletic fields, shelters, Centerview Event Space, Raymore Activity Center or participate in one our leagues, programs and community events.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Raymore to be affixed this 14th day of July, 2025.


Kristofer P. Turnbow
Mayor of the City of Raymore



MONTHLY DEPARTMENT REPORT JUNE 2025

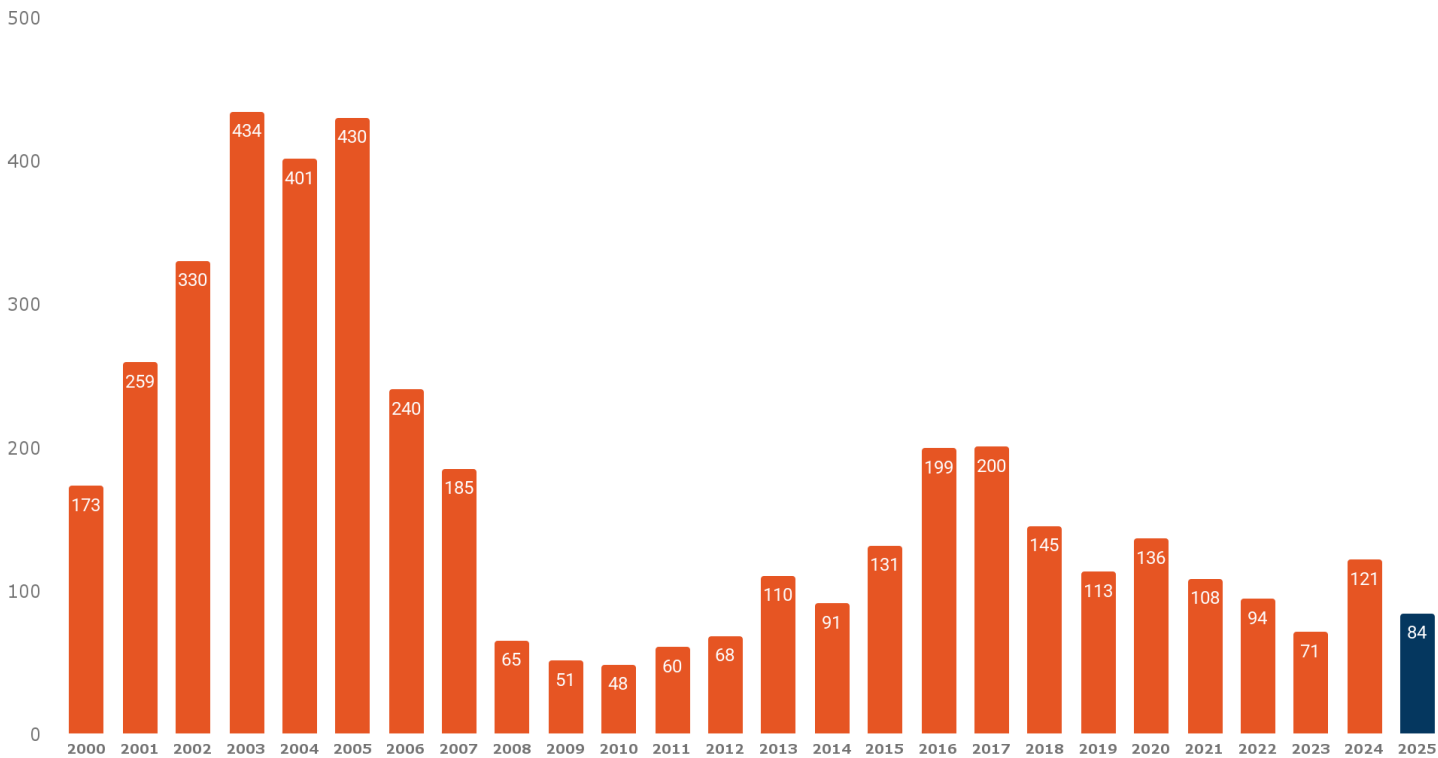
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	17	84	42	121
Attached Single-Family Residential	0	0	32	80
Multi-Family Residential (apartment)	0	0	9	13
Miscellaneous Residential (deck; roof)	93	367	387	733
Commercial - New, Additions, Alterations	6	15	11	35
Sign Permits	5	37	36	70
BUILDING INSPECTIONS	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	320	2,404	2,438	4,871
Residential Inspections	257	1,732	1,687	3,107
Commercial Inspections	63	672	751	1,764
INVESTMENT	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$6,476,970	\$29,997,090.00	\$22,462,090.00	\$59,015,960
Total Commercial Permit Valuation	\$672,250	\$29,525,830.00	\$15,096,615.00	\$38,506,341

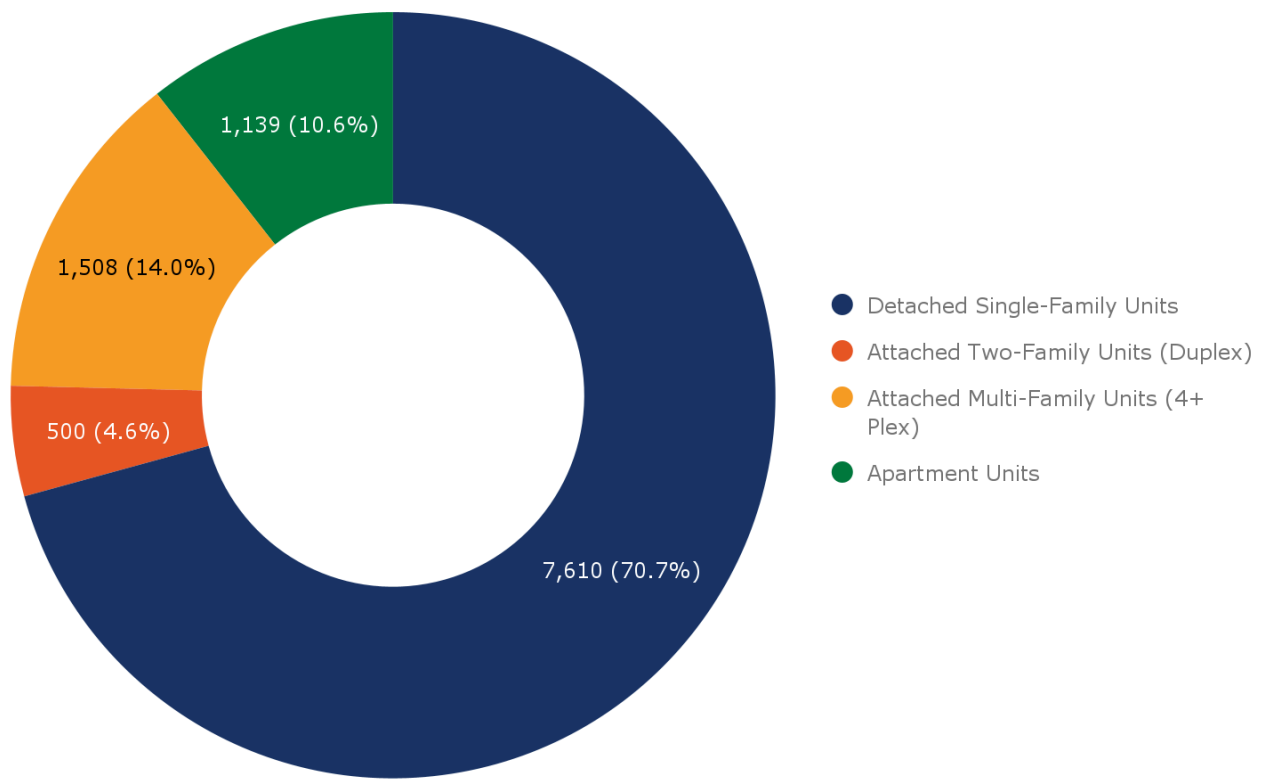
BUILDING CONSTRUCTION ACTIVITY -

- Building construction is nearing completion at the multi-tenant building located at [1830-1838 W. Foxwood Drive](#).
- Tenant finish work continues at the Einstein Bros. Bagels at 1838 W. Foxwood Drive. Building signage was recently installed and inspected.
- 17 new home permits in the Eastbrooke, Prairie of the Good Ranch, Timber Trails, and Knoll Creek Estates subdivisions.
- Building pad and tilt-wall construction continues at the Raymore Commerce Center South Development at Building 5. Installation of the roof structure and the construction of a tornado shelter were also permitted.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	65	350	396	764
<i>Notices Mailed</i>		0	0	
-Tall Grass/Weeds	22	99	84	160
- Inoperable Vehicles	12	116	141	257
- Junk/Trash/Debris in Yard	10	46	60	127
- Object placed in right-of-way	2	8	4	11
- Parking of vehicles in front yard	8	29	18	41
- Exterior home maintenance	4	17	50	83
- Other (trash at curb early; signs; etc)	2	10	0	0
Properties mowed by City Contractor	6	22	25	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	3	5
Signs in right-of-way removed	89	424	337	670
Violations abated by Code Officer	5	23	25	48
Citations Issued	11	81	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

JUNE 3, 2025 PLANNING AND ZONING COMMISSION -

- Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan), recommended approval

JUNE 9, 2025 CITY COUNCIL -

- 1st Reading - Madison Valley 5th Final Plat, approved
- 2nd Reading - Hibner Acres Lot 1B Rezoning (Branched Out Gutters) - C-2 to C-2P, approved
- 2nd Reading - Timber Ridge Final Plat, approved

JUNE 11, 2025, BOARD OF ZONING ADJUSTMENT -

- 204 N. Evans Fence Setback Variance (public hearing), approved
- 1520 Blueskye Building Setback Variance (public hearing), approved
- 601 Heron Street Fence Setback Variance (public hearing), approved

JUNE 17, 2025 PLANNING AND ZONING COMMISSION -

- Meeting Canceled

JUNE 23, 2025, CITY COUNCIL -

- 2nd Reading - Madison Valley 5th Final Plat, approved

TENTATIVE UPCOMING MEETINGS - JULY

JULY 1, 2025 PLANNING AND ZONING COMMISSION -

- Meeting Canceled

JULY 14, 2025 CITY COUNCIL -

- 1st Reading - Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan)

JULY 15, 2025 PLANNING AND ZONING COMMISSION -

- 37th UDC Amendment - Signage

JULY 28, 2025 CITY COUNCIL -

- 2nd Reading - Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan)

JUNE DEPARTMENT ACTIVITY & EVENTS -

- The Planning and Zoning Commission met on Tuesday, June 3, to review a final development plan application for Iconic, a proposed mixed use development located near Dean Avenue and Johnston Drive, including a retail strip center and 4 apartment buildings.
- The Board of Zoning Adjustment met on Wednesday, June 11, to review three variance applications. The Board approved variance requests for the 3 applications:
 - Fence setback variance for the property located at 602 Heron St.
 - Fence setback variance for the property located at 204 N. Evans Ave.
 - Build Line variance for a proposed home addition located at 1520 Blueskye Lane
- Planning staff met with representatives of the Ray-Pec School District to review ongoing and upcoming development projects.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's annual meeting.
- Economic Development Director Jordan Lea attended United WE's quarterly Missouri Public Policy Coalition meeting.
- Economic Development Director Jordan Lea attended the quarterly Regional Workforce Intelligence Network (RWIN) meeting hosted by the Mid-America Regional Council (MARC).
- Development Services Director David Gress attended a lunch and learn presentation hosted by Keller Williams Southland Partners to discuss current projects, housing construction and general informational tools available to local realtors.
- Development Services Director David Gress and Economic Development Director Jordan Lea were invited as guest speakers to the Raymore Historical Society to discuss current projects in the City. The Department donated an original copy of the City's previous Growth

Management Plan, which was recently replaced by the City's adoption of the [Raymore Blueprint 2045 Comprehensive Plan](#).

- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's monthly event committee meeting.
- Mayor Turnbow, Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly Coffee and Conversation event hosted by the Raymore-Peculiar Public School Foundation.
- Mayor Turnbow, Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly board meeting.
- GIS Coordinator Thomas Ehlinger conducted field survey work collecting various data points of the City's infrastructure network.
- Director David Gress met with City administrators to discuss the department's budget for the upcoming fiscal year.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the ribbon cutting ceremony for [Leap Kids Dental](#). Leap Kids Dental is located at 401 Laurus Drive.
- Building Official Jon Woerner inspected all of the city's fireworks stands prior to their permitted openings.
- GIS Coordinator Thomas Ehlinger conducted field survey work collecting GIS data to support the Public Works Department.
- Economic Development Director Jordan Lea attended SmartPort KC's second quarter social gathering.
- Economic Development Director Jordan Lea attended an event hosted by Women in Public Finance.

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Raymore Municipal		Reporting Period: May 31, 2025 - Jun 30, 2025	
Mailing Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083					
Physical Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083				County: Cass County	
Telephone Number: (816)3311712		Fax Number:			
Prepared by: Angela Davis		E-mail Address:			
Municipal Judge:					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		64	1,375	529	
B. Cases (citations/informations) filed		4	182	27	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	1	0	
2. court/bench trial - GUILTY		0	0	1	
3. court/bench trial - NOT GUILTY		0	0	0	
4. plea of GUILTY in court		1	86	27	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	75	1	
6. dismissed by court		0	12	3	
7. <i>nolle prosequi</i>		1	2	9	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		2	176	41	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		66	1,381	515	
E. Trial de Novo and/or appeal applications filed		0	0	0	
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>			
1. # Issued during reporting period	90	1. # Issued during period		0	
2. # Served/withdrawn during reporting period	47	☐ Court staff does not process parking tickets			
3. # Outstanding at end of reporting period	1,527				

MUNICIPAL DIVISION SUMMARY REPORTING FORM

<u>COURT INFORMATION</u>	Municipality: Raymore Municipal	Reporting Period: May 31, 2025 - Jun 30, 2025
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$13,589.50	Court Automation	\$1,289.91
Clerk Fee - Excess Revenue	\$1,620.00	Total Other Disbursements	\$1,289.91
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$49.95	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$27,836.00
Bond forfeitures (paid to city) - Excess Revenue	\$65.00	Bond Refunds	\$1,300.00
Total Excess Revenue	\$15,324.45	Total Disbursements	\$29,136.00
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)			
Fines - Other	\$7,380.00		
Clerk Fee - Other	\$591.27		
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$184.27		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,313.86		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$18.24		
Law Enforcement Training (LET) Fund surcharge	\$370.00		
Domestic Violence Shelter surcharge	\$735.50		
Inmate Prisoner Detainee Security Fund surcharge	\$368.50		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$260.00		
Total Other Revenue	\$11,221.64		



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 7/14/2025

SUBMITTED BY: Erica Hill

DEPARTMENT: City Clerk

ITEM CATEGORY: Staff Report

TITLE / ISSUE / REQUEST

City Clerk - Annual Record Destruction

STRATEGIC PLAN GOAL / STRATEGY

4.1.3: Continuously improve the City's governance processes

FINANCIAL IMPACT

Award To: n/a
Amount of Request/Contract: n/a
Amount Budgeted: n/a
Funding Source/Account: n/a

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

n/a

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. 2025 Record Destruction Inventory

BACKGROUND / JUSTIFICATION

The Missouri Secretary of State oversees document retention in Missouri's political subdivisions. According to the Missouri Records Retention Manual published by that office, certain records need only be retained for limited periods of time, at which point they can be destroyed. Storage space is limited making it necessary to dispose of records that have met the life of their retention.

Each department reviewed the manual and provided the City Clerk's office with a list of documents that could be destroyed. That list is attached to this memo as Exhibit A.

Following the destruction of the records, the manual states that "the disposition of records should be recorded in a document such as the minutes of the city council or other legally constituted authority that has permanent record status. The record should include the description and quantity of each record series disposed of, manner of destruction, inclusive dates covered and the date which destruction was accomplished." Staff witnessed the destruction of 67 boxes of records by shredding on June 27, 2025, in accordance with the practice outlined by the Secretary of State's office above.

RECORD DESTRUCTION 2025 EXHIBIT A

Box Number	Contents	Retention Code
Accounts Payable		
210	FY 19 A - CO	GS-007
211	FY 19 CP - I	GS-007
212	FY 19 J - L	GS-007
213	FY 19 M - O	GS-007
214	FY 19 P - TO	GS-007
215	FY 19 TM - Z, MEMOS, VOIDED CHECKS	GS-007
216	FY 19 MEMOS, UMB 11/2018 - 01/2019	GS-007
217	FY 19 UMB 02/2019 - 06/2019	GS-007
218	FY 19 UMB 07/2019 - 11/2019	GS-007
Animal Control		
PD AC 25-1	2018, 2019 & 2020 Pet Licenses	0105
PD AC 25-2	2018 Pet Licenses	0105
PD AC 25-3	2019 Animal Impound, Adoption, & Release Forms	AC003
PD AC 25-4	2020 Animal Impound, Adoption, & Release Forms	AC003
PD AC 25-5	2017 Animal Impound, Adoption, & Release Forms	AC003
PD AC 25-6	2021 Animal Impound, Adoption, & Release Forms	AC003
City Clerk		
2025-001	miscellaneous legal files from attorney, Misc insurance files 2011-12	GS058, GS057
2025-002	Legal files from attorney, O'Malley legal files	GS058
2025-003	2021 Occupatoinal Licenses A-K	GS050
2025-004	2021 Occupatoinal Licenses L-Z	GS050
2025-005	2020-2021 Liquor Licenses, 2020 Fireworks permits, 2021 Publication Affidavits	GS050, GS022
Court		
CT25-001	2010, 2011, 2012 (12) YEAR FILES	COURT OPERATING RULE 8
CT25-002	2019 FINANCIAL FILES (Jan - March)	COURT OPERATING RULE 8
CT25-003	2019 FINANCIAL FILES (April - June)	COURT OPERATING RULE 8
CT25-004	2019 FINANCIAL FILES (July - October)	COURT OPERATING RULE 8
CT25-005	2019 FINANCIAL FILES (Nov - Dec)	COURT OPERATING RULE 8
CT25-01	2020 A-G 3 Years Open	COURT OPERATING RULE 8
CT25-02	2020 H-P Years Open	COURT OPERATING RULE 8
CT25-03	2020 Q-Z Years Open	COURT OPERATING RULE 8
CT25-04	2020 A-Z Years Closed	COURT OPERATING RULE 8
CT25-05	2021 A-J Years Open	COURT OPERATING RULE 8
CT25-06	2021 K-T Years Open	COURT OPERATING RULE 8
CT25-07	2021 U-Z Years Open; 2021 A-Z Years Closed	COURT OPERATING RULE 8
CT25-08	Miscellaneous Conf. Scanning	COURT OPERATING RULE 8
CT25-09	Miscellaneous Conf. Scanning	COURT OPERATING RULE 8
CT25-10	Miscellaneous Conf. Scanning	COURT OPERATING RULE 8
CT25-11	Miscellaneous Conf. Scanning	COURT OPERATING RULE 8
CT25-12	Miscellaneous Conf. Scanning	COURT OPERATING RULE 8
Finance		
FN 105	MONTHLY FINANCIAL FOLDERS AND JE'S 2018-2019	GS-717
FN 106	MONTHLY FINANCIAL FOLDERS AND JE'S 2018-2019	GS-717
FN 107	MONTHLY FINANCIAL FOLDERS AND JE'S 2018-2019	GS-717
FN 108	REVENUE FOLDERS FY 2019	
FN 55	2015 PAYROLL BACKUP	GS 068
FN 92	MONTHLY FINANCIAL FOLDERS AND JE'S 2017-2018	GS-717
FN 93		GS-717
	MONTHLY FINANCIAL FOLDERS AND JE'S 2017-2018	
FN 94	MONTHLY FINANCIAL FOLDERS AND JE'S 2017-2018	GS-717

FN 95	FRANCHISE FEES FY18	GS-008
RFP-RFQ 41	2013-2014 ACOUSTIC PANELS, AUDIT SERVICES, BAD DEBT COLLECTIONS, CH CARPET, CH WESTSIDE REMODEL, COMMUNITY TRAILS DESIGN, CURB REPLACEMENT, ECO2 OXYGEN DESIGN, DISC GOLF DESIGN, EAGLE GLEN TRAIL RECONSTRUCTION, ED REVENUE STUDY (CONTINUED BOX 42)	GS-055
RFP-RFQ 42	2013-2014 ED REVENUE STUDY, 58 HWY CULVERT, FIREWORKS, INTERCOMS, JOHNSTON DR STORMWATER, LANDSCAPE TREES, MICROSURFACE, MUNICIPAL CIRCLE LIGHT POLES, OWEN GOOD FORCE MAIN, REC CENTER STUDY, RECRUITMENT FIRMS, ROADSIDE TRAIL REHAB, ROUNDABOUT FEATURE	GS-055
RFP-RFQ 43	2013-2014 ROAD SALT, SECURITY CAMERA, SECURITY SYSTEM UPGRADE, SIDEWALK, SOIL EROSION ON CALL, CITY HALL SOUND SYSTEM, STREET PRES, VEHICLE TRACKING, VIDEO SERVER MEDIA STORAGE	GS-055

Police

PD EV 25-1	Evidence from RPD01-673 (CR303-1121FX)	POL029
PD EV 25-2	Evidence from RPD01-673 (CR303-1121FX)	POL029
PD EV 25-3	Evidence from RPD01-673 (CR303-1121FX)	POL029
PD EV 25-4	Evidence from RPD01-673 (CR303-1121FX)	POL029
PD EV 25-5	Evidence from RPD01-673 (CR303-1121FX)	POL029
PD EV 25-6	Evidence from RPD01-673 (CR303-1121FX)	POL029
PD EV 25-7	Evidence from RPD01-673 (CR303-1121FX)	POL029
PD25-1	Juvenile Referrals/Runaways A-G	POL001 & POL004
PD25-2	Juvenile Referrals/Runaways H-P	POL001 & POL004
PD25-3	Juvenile Referrals/Runaways R-Z	POL001 & POL004

Public Works

PW0045	Public Works Locates July 2020-Dec 2020	GS-020
PW0046	Public Works Locates Jan 2020-June 2020	GS-020

Utilities

186	Oct 2019-OCT 2020 Bank Deposits-cash collection receipts	GS-010
188	Cancel bank drafts 2010-meter conversion sheets trash suspension prior 2020 2019-2020 Bankruptcy Mar-Apr 2020 work orders, billing, rereads meter swaps 2016 data prose info 2019-2020 wint avg	GS-010, GS-020
189	Jan-Oct 2020 rereads, billing, work orders 2019 checking/cc form 2019-2020 Winter avg 2018 meter reports 2020 cc/checking ACH	GS-020
193	May 21- Dec 22- Billing reports, work orders, rereads	GS-020
194	Oct 21-Apr 22-Meter rereads, billing reports, work orders	GS-020
195	Jan 21-Pct 22-2022 Bankruptcy-w21 winter avg, 22 customer adjustments,22 winter average, Nov21-Oct 22 bank deposits AC-PD Utilities	GS-010

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JUNE 23, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR PRO TEM ABDELGAWAD, COUNCILMEMBERS BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

Mayor Pro Tem Abdelgawad called the meeting to order at 6:00 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Mayor Turnbow was absent.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Chief of Police Jim Wilson discussed water safety in regards to recent incidents at neighborhood swimming pools.

Public Works Director Trent Salsbury reviewed the staff report included in the Council packet.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet. He announced Recreation Coordinator Cecelia Walther welcomed her new baby. He reviewed the upcoming events for this Thursday and Friday.

Communication Director Melissa Harmer reviewed recent and upcoming Arts Commission events. She announced that the recycling project has been completed and we have received the bench made from recycled plastic bags.

City Manager Jim Feuerborn stated there is no work session on June 30 as it's the fifth Monday of the month.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, June 9, 2025

- B. Resolution 25-35: Ridgeview Estates - Acceptance of Public Improvements**
- C. Resolution 25-36: Sidewalk Replacement Project - Acceptance and Final Pay**

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the Consent Agenda as presented.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

9. Unfinished Business

A. Award of Contract - Lake and Pond Management

BILL 3964: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SOLITUDE LAKE MANAGEMENT, LLC TO PROVIDE POND AND LAKE MANAGEMENT SERVICES."

City Clerk Erica Hill conducted the second reading of Bill 3964 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3964 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3964 as **Raymore City Ordinance 2025-034.**

B. Award of Contract - Broadmoor and Grandshire Drainage Improvements

BILL 3965: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BREIT CONSTRUCTION LLC FOR THE BROADMOOR AND GRANDSHIRE DRAINAGE IMPROVEMENTS PROJECT, CITY PROJECT NUMBER 25-473-201, IN THE AMOUNT OF \$139,928 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 3965 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3965 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3965 as **Raymore City Ordinance 2025-035.**

C. Award of Contract - Park Trails Replacement Phase II - Roadside Trails

BILL 3966: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION FOR THE PARK TRAILS REPLACEMENT PHASE II - ROADSIDE TRAILS PROJECT, CITY PROJECT NUMBER 25-449-200, IN THE AMOUNT OF \$903,074 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 3966 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3966 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
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Councilmember Baker	Aye
Councilmember Barber	Aye
Councilmember Burke III	Aye
Councilmember Circo	Aye
Councilmember Engert	Aye
Councilmember Holman	Aye
Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3966 as **Raymore City Ordinance 2025-036.**

D. Award of Contract - Outdoor Video Display Signs

BILL 3970: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HEARTLAND SIGN AND LIGHTING TO PROVIDE OUTDOOR VIDEO SIGN SERVICES."

City Clerk Erica Hill conducted the second reading of Bill 3970 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3970 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3970 as **Raymore City Ordinance 2025-037.**

E. Watermark New Lender Refinancing Agreement

BILL 3971: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING CERTAIN DOCUMENTS RELATED TO THE CITY'S TAXABLE REVENUE BONDS (WATERMARK PROJECT), SERIES 2022."

City Clerk Erica Hill conducted the second reading of Bill 3971 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3971 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3971 as **Raymore City Ordinance 2025-038.**

F. Madison Valley 5th Final Plat

BILL 3973: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE MADISON VALLEY 5TH FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the second reading of Bill 3973 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3973 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3973 as **Raymore City Ordinance 2025-039.**

G. Budget Amendment - Trash, Recycling, and Yard Waste Fees

BILL 3974: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FY 2025 BUDGET AND UPDATING THE SCHEDULE OF FEES FOR RESIDENTIAL TRASH AND RECYCLING SERVICES."

City Clerk Erica Hill conducted the second reading of Bill 3974 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3974 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3974 as **Raymore City Ordinance 2025-040.**

H. Amending City Code Section 105.030 Declaration of Candidacy - Dates for Filing

BILL 3972: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 105.030 OF THE RAYMORE CITY CODE."

City Clerk Erica Hill conducted the second reading of Bill 3972 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3972 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3972 as **Raymore City Ordinance 2025-041.**

10. New Business

A. Award of Contract - Bulk Road Salt

BILL 3975: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH

CENTRAL SALT, LLC FOR SUPPLY AND DELIVERY OF BULK ROAD SALT, CITY PROJECT NUMBER 25-012.”

City Clerk Erica Hill conducted the first reading of Bill 3975 by title only.

Public Works Director Trent Salsbury reviewed the staff report included in the council packet. Staff prepared a Request for Proposal (RFP) to provide delivery of bulk road salt to the City. The RFP was publicly advertised and two bids were received, with Central Salt, LLC determined to be the lowest and best bidder. Staff recommends award of the contract to Central Salt, LLC.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3975 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

B. 2025-2026 Raymore Peculiar School Resource Officer Agreement

BILL 3978: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES FOR SCHOOLS IN RAYMORE AND AS REQUESTED AT EAST MIDDLE SCHOOL.”

City Clerk Erica Hill conducted the first reading of Bill 3978 by title only.

Chief of Police Jim Wilson reviewed the staff report included in the council packet. In 2016, the Raymore City Council approved an agreement between the City of Raymore and the Raymore-Peculiar School District to provide law enforcement services through the School Resource Officer Program. The school district has proposed a continuation of the contract for the 2025-2026 school year. The attached agreement provides a per-day amount of \$290 and a half-day amount of \$145, with a total number of 175 school days. The benefits of this relationship have been significant and will continue with the renewal of this contract.

Councilmember Mills asked if there has been any discussion on an additional officer. City Manager Jim Feuerborn stated the conversation is occurring, but the school district would request the increased service.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3978 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

C. Award of Contract - Holiday Lighting

BILL 3977: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HOLIDAY FX, LLC FOR INSTALLATION, MAINTENANCE AND STORAGE OF THE CITY'S HOLIDAY DISPLAYS."

City Clerk Erica Hill conducted the first reading of Bill 3977 by title only.

Assistant City Manager Ryan Murdock reviewed the staff report included in the council packet. For several years, the City of Raymore has contracted for the installation of holiday lights around the Municipal Circle complex, including City Hall, Centerview, and numerous trees in front of City Hall, and the complete setup of the Mayor's Christmas Tree at T.B. Hanna Station. The contractor is then responsible for removal of the displays and storage until the next holiday season. A Request for Proposal (RFP) was issued for this service and bids were received on March 20, 2025. Holiday FX, our current vendor for these services, was the lowest and best bidder. Staff recommends approval of Holiday FX for lighting services. The contract is for one year with options to renew each year after for a total of a three-year contract.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3977 by title only.

DISCUSSION: Councilmember Burke appreciated the pictures included in the proposal to show the placement of decorations.

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye

Councilmember Mills Aye

11. Public Comment

12. Mayor/Council Communication

Mayor Pro Tem Abdelgawad and Councilmembers wished residents a safe and happy Independence Day, congratulated Communication Director Melissa Harmer on the successful concert at Hawk Ridge Park, congratulated Recreation Coordinator Cecelia Walther on her new baby, thanked the Parks Department for the upcoming events, and asked to keep the US service members in our thoughts and prayers.

13. Adjournment

MOTION: By Councilmember Holman, second by Councilmember Barber to adjourn.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

The regular meeting of the Raymore City Council adjourned at 6:40 p.m.

Respectfully submitted,

Erica Hill
City Clerk

RESOLUTION 25-22

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE SUNSET LANE AND HAWK RIDGE PARK PROJECT NUMBER 24-361-201."

WHEREAS, the Contract specifies that funds be retained until satisfactory completion of the project; and,

WHEREAS, the Public Works Director determined the project has been satisfactorily completed in accordance with the project specifications.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Sunset Lane and Hawk Ridge Park Project is accepted.

Section 2. The final payment in the amount of \$119,202.79 is approved.

Section 3. This Resolution shall become effective on and after the date of passage and approval.

Section 4. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 14TH DAY OF JULY, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 6/23/2025

SUBMITTED BY: Trent Salsbury

DEPARTMENT: Engineering

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Bulk Road Salt

STRATEGIC PLAN GOAL / STRATEGY

2.3 Improve safety for all modes of travel throughout the community

FINANCIAL IMPACT

Award To:	Central Salt, LLC
Amount of Request/Contract:	\$70.23/ton with Delivery
Amount Budgeted:	1,000 tons
Funding Source/Account:	Street Maintenance Operating Budget

PROJECT TIMELINE

Estimated Start Date
7/14/2025

Estimated End Date
8/31/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3975
2. Contract

BACKGROUND / JUSTIFICATION

Staff prepared a Request for Proposal (RFP) to provide delivery of bulk road salt to the City. The RFP was publicly advertised.

The bids for this contract were received on June 4, 2025 as follows:

Bidder	Per ton with delivery
Central Salt LLC	\$70.23
Independent Salt	\$73.64

Staff recommends award of the contract to Central Salt, LLC.

BILL 3975

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CENTRAL SALT, LLC FOR SUPPLY AND DELIVERY OF BULK ROAD SALT, CITY PROJECT NUMBER 25-012."

WHEREAS, bids for the delivery of bulk road salt were solicited in accordance with the City of Raymore Purchasing Policy; and,

WHEREAS, Central Salt, LLC has been determined to be the lowest and best bidder.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager is directed to enter into a contract with Central Salt, LLC for the purchase and delivery of bulk road salt as needed, attached as Exhibit A.

Section 2. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 23RD DAY OF JUNE, 2025.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 21ST DAY OF JULY, 2025, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

BULK ROAD SALT WITH DELIVERY

This Contract for Bulk Road Salt with Delivery, hereafter referred to as the **Contract** is made this 14th day of July, 2025, between Central Salt, LLC, an entity organized and existing under the laws of the State of Kansas, with its principal office located at 1420 State Road 14, Lyons, KS 67554, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of July 14, 2025 and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

CONTRACTUAL

This contract is written for an initial one year term beginning September 1st, 2025 and ending August 31, 2026 with automatic renewal of two additional one year terms unless the contractor notifies the City in writing prior to May 1st of 2026 for the second year renewal and May 1st of 2027 for the third year renewal. Pricing shall remain in effect as shown in Appendix A contract pricing for an initial one year term beginning September 1, 2025 and ending August 31, 2026 with automatic renewal of two additional one year terms according to the "Contractual" section above. Prices to remain firm through the first year except for fuel price adjustments. Contractor shall be required to submit documentation to the City regarding any price increases in subsequent renewal years at least 90 days prior to

contract term end of that year. If no proposed increase is submitted to the City, pricing will remain as given for the prior year.

Quoted quantities are estimates only and may be either increased or decreased according to the needs of the City with no adjustment in price. Purchases will be made on an "as needed" basis. No guarantee is made as to quantities purchased.

The City reserves the right to terminate the current contract if the vendor is unable to meet any of the City requirements, the City may purchase material from another vendor or cancel the agreement at which time the vendor must reimburse the City for any expenses incurred, i.e. - increased costs, special delivery charges, etc.

QUANTITY

Contractor agrees to provide Bulk Road Salt as described in this document and attached as Appendix A.

DELIVERY

1. Liability for product delivery remains with the Contractor until the product is properly delivered and signed for.
2. Delivery is to be made to the Public Works facility located at 1021 S. Madison, Raymore, MO 64083
3. All deliveries must be signed by a representative of the City and must be accompanied by a delivery ticket with the following information: Name of Contracted Company, tonnage, date of delivery, and drivers signature.
4. Delivered goods that do not conform to the specifications or are not in good condition upon receipt shall be replaced promptly by the Contractor.
5. Salt must be delivered in bulk lots and must be protected during transit by waterproof cover, as required by weather conditions.
6. All orders **must** be delivered in full within a maximum of **10 business days** of order placement to avoid penalties.
7. The contractor must give a minimum of 24 hours notice before delivery and deliveries must be made within normal business hours (7 am. – 3:00 pm) or pay overtime charges incurred by the City.
8. Expected delay in delivery must be reported to the City immediately with the reason, anticipated delivery, and with acknowledgement of the penalty outlined below.
9. The City reserves the right to cancel any tonnage not delivered by the contractor within the agreed timeframe.
10. Any Contractor who defaults on delivery as defined in this solicitation may be suspended from consideration of awards on future contracts.
11. Contractor will be responsible for any damage done to the salt shed facilities.

PRICING

Pricing shall remain in effect as shown in Appendix A contract pricing for an initial one year term beginning September 1, 2025 and ending August 31, 2026 with automatic renewal of two additional one year terms according to the "Contractual" section above. Prices to remain firm through the first year except for fuel price adjustments. Contractor shall be required to submit documentation to the City regarding any price increases in subsequent renewal years at least 90 days prior to contract term end of that year. If no proposed increase is submitted to the City, pricing will remain as given for the prior year.

QUALITY

All products provided by the Contractor must meet all Federal, State and Local standards including the Department of Transportation regulations for quality and safety requirements.

Salt composition must follow MoDOT test method T32 and moisture content shall not exceed 2%.

INVOICING

Invoices must include a number for each delivery ticket, number of tons for each load, name of trucking company and acknowledgment of any use of unloading equipment.

Invoices are to be received in duplicate and will be paid within 30 days after receiving proper invoices and will not be made on unsigned ticket loads.

CANCELLATION

The City specifically reserves the right to cancel the contract, or any portion thereof, if, in the opinion of the Public Works Director or his representative the services or materials supplied by the Contractor are not satisfactory or are not consistent with the terms of the contract.

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default(s) after notification of such default(s) are of such that they endanger the health, safety and/or welfare of the residents of

Raymore, City may terminate this contract immediately and retain the services of an alternative contractor to perform the services for which Contractor may be held liable for such costs.

Without Cause – The City may cancel or terminate this agreement at any time without cause by providing sixty (60) days written notice, by certified mail, facsimile or email to the Contractor.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with the bid specifications. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding requirements of this contract and orders issued prior to the effective date of cancellation.

No payment made under this Contract shall be proof of satisfactory performance of the Contract, either wholly or in part, and no payment shall be construed as an acceptance of deficient or unsatisfactory services.

ARBITRATION

In case of a dispute, the Contractor and the City may each agree to appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

PENALTIES

Deliveries must be completed within 10 business days of order and during normal business hours. Failure to do so will result in a \$200 daily deduction from the overall bill and overtime hours will be credited against the final bill.

Failure to load salt in the designated storage facilities will result in a \$200 deduction from the delivery and loading price.

INSURANCE

Contractor agrees to carry liability and workman's compensation insurance, satisfactory to the City, and to indemnify the City against all liability, loss and damage arising out of any injury to persons and property caused by Contractor, his sub-contractors, employees or agents.

SUBCONTRACTORS

In submitting a proposal, potential vendors agree that they are fully responsible to the City of Raymore for the acts and omissions of any of its proposed subcontractors and of persons either directly or indirectly employed by them as they are for the acts and omissions of persons directly employed by them. Before any subcontractor may commence work, the successful Contractor must file with

the City of Raymore satisfactory certificates, in duplicate, from the involved insurance companies, showing insurance coverage to the same extent and the amount required by the successful Contractor in addition to an Occupational License.

No subcontractor will be permitted to commence work until authorization by the City of Raymore to proceed is received in writing by the Contractor. The name, address, and phone number of the key consultants, associates, and all subcontractors shall be provided to the City of Raymore with the proposal.

EXPECTATION OF PRIORITY SERVICE

The intent of this solicitation is to establish the City of Raymore account as a "priority" account with the successful bidder. Orders for bulk salt placed by the City of Raymore during season should be filled in the contractual order line they were received and should take precedence over non-contractual orders at all times.

AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of the Contractor as to the prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(SEAL)

CENTRAL SALT, LLC

By: Lori Young _____


Title: Customer Service Supervisor _____

Attest: _____


(SEAL)

APPENDIX A SPECIFICATIONS

SALT – Medium De-Ice Rock Salt – Bulk Quantities

TYPICAL CUMULATIVE SCREEN ANALYSIS:

U.S.S	Tyler	Inch Opening	Cumulative Retention
3/8	.371 in.	.375	2.1%
#4	4 mesh	.187	56.8%
#8	8 mesh	.0937	91.9%
#16	14 mesh	.0469	98.9%
#30	28 mesh	.0234	99.2%

DELIVERY – 1021 S Madison St., Raymore, MO 64083

QUANTITY – Annual Estimated – 1,200 tons. The City of Raymore reserves the right to increase or reduce the estimated tons. No adjustments will be made to the unit price bid on the contract because of increase or reduction.

ADDITIONAL INFORMATION

Orders are tax exempt.

PROPOSAL FORM A
RFP 25-012

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Lori Young having authority to act on behalf of (Company name) Central Salt, LLC do hereby acknowledge that (Company name) Central Salt, LLC will be bound by all terms, costs, and conditions of this proposal for a period of 90 days from the date of submission; and commit to sign the Agreements.

FIRM NAME: Central Salt, LLC

ADDRESS: 1420 State Rd 14
Street

ADDRESS: Lyons KS 67554
City State Zip

PHONE: 620-257-5626 ext 7821

E-MAIL: lyoung@centralsalt.com

DATE: June 2, 2025 Lori Young VP
(Month-Day-Year) Signature of Officer/Title

DATE: _____
(Month-Day-Year) Signature of Officer/Title

Indicate Minority Ownership Status of Bidder (for statistical purposes only):
Check One:

- ☐ MBE (Minority Owned Enterprise)
☐ WBE (Women Owned Enterprise)
☐ Small Business

**UNANIMOUS WRITTEN CONSENT
TO ACTION TAKEN IN LIEU OF A MEETING
OF THE SOLE MEMBER OF CENTRAL SALT, L.L.C.**

May 13, 2020

The undersigned, being the sole member ("Member") of Central Salt, L.L.C., a Missouri limited liability company ("Company"), in lieu of holding a meeting of the members, and hereby waiving any notice to which the Member might otherwise be entitled, does hereby consent and agree to the following resolutions.

WHEREAS, the Member desires to name each of Stephanie Murphy, Nathan Steele and Lori Young as Vice President of the Company and, as such, authorized each of them to take such actions and execute such instruments, agreements and documents as are authorized by the Company from time to time;

NOW, THEREFORE, BE IT RESOLVED, that the Member hereby appoints each of Stephanie Murphy, Nathan Steele and Lori Young to serve as Vice President of the Company; and

FURTHER RESOLVED, that the Company's Secretary is authorized, empowered and directed to cause appropriate entries to be made upon the Company's books, and to execute, file and record such documents and instruments as are necessary or appropriate to effectuate and carry out the actions described in the foregoing resolution.

This Unanimous Written Consent will have the same force and effect as a unanimous vote of the Member at a meeting of the members duly held.

The undersigned has caused its duly authorized representative to execute this consent effective as of the date first above written.

B.S.C. HOLDING, INC.

By: 
Mark C. Demetree
Chief Executive Officer

PROPOSAL FORM B
RFP 25-012

CONTRACTOR DISCLOSURES

The Contractor submitting this RFP shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Firm shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Firm been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise? Yes ____ No X
2. Has the Firm been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise? Yes ____ No X
3. Has the Firm defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded? Yes ____ No X
4. Has the Firm been assessed or required to pay liquidated damages in connection with work performed on any project? Yes ____ No X
5. Has the Firm had any business or professional license, registration, certificate or certification suspended or revoked? Yes ____ No X
6. Have any liens been filed against the Firm as a result of its failure to pay subcontractors, suppliers, or workers? Yes ____ No X
7. Has the Firm been denied bonding or insurance coverage, or been discontinued by a surety or insurance company? Yes ____ No X
8. Has the Firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws? Yes ____ No X

**With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*
9. Has the Firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Firm's business? Yes ____ No X
10. Has the Firm been subject to any bankruptcy proceeding? Yes ____ No X

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

_____ Yes X No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Firm currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

_____ Yes X No If yes, provide details in an attachment.

Required Representations

In submitting this RFP, the Firm makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for the same.

1. The Firm possesses all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Firm satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Firm and all subcontractors that are employed or that may be employed in the execution of the Contract Work shall be in full compliance with the City of Raymore requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Firm represents that it has no conflicts of interest with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Firm represents the prices offered and other information submitted in connection with its proposal for the Contract Work was arrived at independently without consultation, communication, or agreement with any other offeror or competitor.

7. The Firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

PROPOSAL FORM C
RFP 25-012

EXPERIENCE / REFERENCES

To be eligible to respond to this RFP, the proposing firm must be in business for a minimum of 3 years and must demonstrate that they, or the principals assigned to this project, have successfully completed services, similar to those specified in the Scope of Service section of this RFP, to at least one customer with a project similar in size and complexity to the City of Raymore. *Please list any Municipalities that you have done work for in the past 48 months.

Please provide a minimum of five references where your firm has performed similar work to what is being requested in the RFP and within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person/Email
- Telephone Number
- Project Name, Amount and Date completed

COMPANY NAME	State of Kansas
ADDRESS	900 SW Jackson Street, Topeka, KS 66612
CONTACT PERSON	Jessica Godfredson
CONTACT EMAIL	jessica.i.godfredson@ks.gov
TELEPHONE NUMBER	785-296-3266
PROJECT, AMOUNT AND DATE COMPLETED	Bulk Deice - 113,075 tons - current contract ending 6/30/25

COMPANY NAME	Missouri Department of Transportation
ADDRESS	830 MODOT Drive, Jefferson City, MO 65109
CONTACT PERSON	Nanci Grannemann
CONTACT EMAIL	nanci.grannemann@modot.mo.gov
TELEPHONE NUMBER	573-526-7929
PROJECT, AMOUNT AND DATE COMPLETED	Bulk Deice & Snowslicer - 44,810 tons - contract ended 10/31/24

COMPANY NAME	State of Iowa
ADDRESS	800 Lincoln Way, Ames, IA 50010
CONTACT PERSON	Julie Randall
CONTACT EMAIL	julie.randall@iowadot.us
TELEPHONE NUMBER	515-239-1572
PROJECT, AMOUNT AND DATE COMPLETED	Bulk Deice Contract - 41,850 tons - contract ended 5/31/25

COMPANY NAME	State of Oklahoma
ADDRESS	Will Rodgers Bldg, 2401 N Lincoln Blvd, OKC, OK 73105
CONTACT PERSON	Asha Parks
CONTACT EMAIL	asha.parks@omes.ok.gov
TELEPHONE NUMBER	405-521-6674
PROJECT, AMOUNT AND DATE COMPLETED	Bulk Deice - 83,000 Tons - Current contract ends 7/30/25

COMPANY NAME	City of Blue Springs
ADDRESS	903 W Main, Blue Springs, MO 64015
CONTACT PERSON	Dennis Lafal
CONTACT EMAIL	dlafal@bluespringsgov.com
TELEPHONE NUMBER	816-220-4562
PROJECT, AMOUNT AND DATE COMPLETED	Snowslicer - 1,500 tons - Contract ended 4/30/25

State the number of Years in Business: 28

State the current number of personnel on staff: 6

PROPOSAL FORM D

RFP 25-012

Proposal of Central Salt, LLC, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as Central Salt, LLC (*)

To the City of Raymore, Missouri: In compliance with your Request for Proposal, Bidder hereby proposed and agrees to furnish all labor, tools, materials and supplies to successfully complete all requirements defined in City Project No. 25-012- Bulk Road Salt with Delivery.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) N/A, issued thereto, receipt of which is hereby acknowledged for the following unit prices.

By submission of this Bid, each Bidder certifies, and in the case of a joint bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence work under this contract on or before the date specified in the *Notice to Proceed* and to fully complete the project in accordance with the completion dates specified in the Special Provisions.

Bidder further acknowledges that bidder is the official holder of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri."

(*) Insert "a corporation, a partnership, or an individual" as applicable.

BID PROPOSAL FORM E – Project No. 25-012

Bulk Road Salt with Delivery

BID SHEET

1. **Cost for Salt, straight per ton:** \$ \$ 45.00

2. **Delivery Charges per ton:**

Charge to Deliver to 1021 S. Madison, Raymore \$ 25.23

3. **Fuel Surcharge:** X **Yes** **No**

Please give fuel surcharge percent minimum and maximum.

Min. 0 % Max. 10 %

**BID PROPOSAL FORM E – RFP 25-012
CONTINUED**

Company Name Central Salt, LLC

By Lori Young
Authorized Person's Signature

Lori Young
Print or type name and title of signer

Company Address _____

1420 State Rd 14

Lyons, KS 67554

Phone 620-257-5626 ext 7821

Fax 620-257-5052

Email lyoung@centralsalt.com

Date June 2, 2025

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

LATE BIDS CANNOT BE ACCEPTED!

E - VERIFY AFFIDAVIT

(As required by Section 285.530, RSMo)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge,

(a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or

(b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority personally appeared Lori Young, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Lori Young, Customer Service Supervisor

Company: Central Salt, LLC

Address: 1420 State Rd 14, Lyons, KS 67554

- 1 I am of sound mind and capable of making this Affidavit, and am personally acquainted with the facts stated herein.
- 2 Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Raymore: Project # 25-012.
- 3 Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

- 4 Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Central Salt, LLC

Company Name

Lori Young
Signature

Name: Lori Young

Title: Customer Service Supervisor

STATE OF Kansas COUNTY OF Rice

Subscribed and sworn to before me this 2nd day of June, 2025.

Notary Public: Bryanna A. Bryan

My Commission Expires: 09/11/2028 Commission # 1223716

PLEASE NOTE: Acceptable enrollment and participation documentation consists of the following 2 pages of the E-Verify Memorandum of Understanding:

- 1 A valid, completed copy of the first page identifying the Contractor; and
- 2 A valid copy of the signature page completed and signed by the Contractor, the Social Security Administration, and the Department of Homeland Security -Verification Division.





Company ID Number: 1486961

its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Web Services Employer.

Approved by:

Web Services Employer Central Salt LLC	
Name (Please Type or Print) Rod Dhone	Title
Signature Electronically Signed	Date 01/06/2020
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/06/2020



Company ID Number: 1486961

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Central Salt LLC
Company Facility Address	12841 Sanders Street Detroit, MI 48217
Company Alternate Address	
County or Parish	WAYNE
Employer Identification Number	431788697
North American Industry Classification Systems Code	212
Parent Company	Kissner USA Holdings
Number of Employees	10 to 19
Number of Sites Verified for	2 site(s)



Company ID Number: 1486961

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

KS	1
MI	1



Company ID Number: 1486961

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kara Floyd
Phone Number 9137130640
Fax
Email kfloyd@kissner.com

Name Kari Lambert
Phone Number 9137130642
Fax 8776817043
Email klambert@kissner.com

Name Rod Dhone
Phone Number 9137130660
Fax 8776817043
Email rdhone@kissner.com



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 6/23/2025

SUBMITTED BY: Jimmy Wilson

DEPARTMENT: Police Department

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

2025-2026 Raymore Peculiar School Resource Officer Agreement

STRATEGIC PLAN GOAL / STRATEGY

2.1: Set the standard for a safe and secure community

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date
7/1/2025

Estimated End Date
6/30/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3978
2. Contract

BACKGROUND / JUSTIFICATION

In 2016, the Raymore City Council approved an agreement between the City of Raymore and the Raymore-Peculiar School District to provide law enforcement services through the School Resource Officer Program. The school district has proposed a continuation of the contract between the City of Raymore and the Raymore-Peculiar School District. The

attached agreement provides a per-day amount of \$290 and a half-day amount of \$145, with a total number of 175 school days. The benefits of this relationship have been significant and will continue with the renewal of this contract.

BILL 3978

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES FOR SCHOOLS IN RAYMORE AND AS REQUESTED AT EAST MIDDLE SCHOOL."

WHEREAS, Article R-VI, Section 16 of the Constitution of Missouri provides that any municipality or political subdivision of the State may cooperate under contract to provide a common service as provided by law; and,

WHEREAS, the Raymore-Peculiar School District has expressed a desire to continue the public safety presence within the district through a contract and payment for the assignment of a Raymore Police Officer in schools designated within the attached contract.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute an agreement between the Raymore-Peculiar School District and the City of Raymore to provide School Resource Officer services, attached as Exhibit A.

Section 2. Effective date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation of the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 23RD DAY OF JUNE, 2025.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 14TH DAY OF JULY, 2025, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



Raymore-Peculiar School District

21005 S. School Rd., Peculiar, MO 64078 • Phone: 816-892-1300 • Fax: 816-892-1380

School Resource Officer(s) AGREEMENT

This Agreement is entered into this 1st day of July, 2025, by and between the City of Raymore, a public entity, hereinafter referred to as "City" and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as "District."

WITNESSETH

For, and in consideration of, the mutual promises, terms, and covenants, and conditions set forth herein, the parties agree as follows:

1. Purpose of Agreement – The purpose of the Agreement is for the City to assign a police officer(s) to provide law enforcement services, through the School Resource Officer(s) (SRO) program, as specified herein. The School Resource Officer(s) will have additional duties outside of the District involving School/Youth/Community Outreach not specified in this agreement. Those duties will be determined in cooperation with the Director of Safety and Security and the Raymore Chief of Police.

City of Raymore police officer(s)(s), hereinafter referred to as the "officer(s)(s)" will serve the Raymore-Peculiar School District facilities and properties in the northern portion of the Raymore-Peculiar School District within the city limits of Raymore and at the East Middle School, but will provide support to all District facilities through the appropriate mutual aid agreements with other jurisdictions.

The officer(s)(s) will work with school district personnel in providing education on topics that include, but not limited to: alcohol/drug education and support, anti-bullying/cyber-bullying, community/school safety, safe driving and teen dating violence. This officer(s) is responsible for maintaining a safe campus environment, serving as a law enforcement problem-solving resource, and providing the appropriate response regarding on-campus or school related criminal activity.

2. Term – The term of the Agreement shall be from July 1, 2025 through June 30, 2026. During days the officer(s) is not on duty with the School District, the officer(s) may perform community outreach duties as determined by the Chief of Police. In the event of a city-wide emergency, the officer(s) may be removed from the school to perform police duties at the direction of the Chief of Police, or a designee.
3. Termination – The Agreement may be terminated without cause by either party upon 30 days prior written notification.
4. Relationship of Parties – The City and the assigned officer(s) shall have the status of an independent contractor for purposes of the Agreement. The officer(s) assigned to the District shall be considered an employee of the City, selected by and under the command and supervision of the Police Department. The assigned officer(s) will be subject to current procedures in effect for the City of Raymore police officer(s), including attendance at all mandated training and testing to maintain state law enforcement certification. The Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or

organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties agree that no person supplied by the District to accomplish the goals of the Agreement is considered to be a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

5. Consideration – The District agrees to pay the City \$290.00 per day (8-hour day) for each full day the officer(s) works for the District or \$145.00 per half day (4-hour day) for a maximum of 175 full work days or combination thereof whenever school is in session with students present. The District will not be responsible for payment of overtime, unless it is requested by the District and mutually agreed upon with the Police Department. Any school district assignment of the officer(s) requiring overtime pay shall be reimbursed to the City at the overtime rate according to City payroll regulations. The officer(s)'s weekly District schedule will be assigned by the Director of Safety and Security in cooperation with the Raymore Chief of Police, or a designee. The Director of Safety and Security and the Chief of Police will meet at regular intervals to ensure that any issues and/or concerns are addressed in a timely manner.

Payment from District to City is due upon District's receipt of an itemized statement of cost from the City. The City will invoice the District monthly based upon number of days (full or half as defined above) worked in each particular month. The officer(s) shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward to the District's Director of Safety and Security showing the number of days worked and any pre-approved overtime prior to payment being made from the District to the City. The City will provide an official police vehicle and fuel for the assigned officer(s) and cover the costs of police officer(s) training consistent with City policies and procedures. Use of department vehicle must be consistent with Police Department policy at all times.

Coverage for summer school days will be determined after summer school sites are determined and will be communicated to the Chief of Police by May 1 of each year.

6. Officer(s) Responsibilities – The officer(s) assigned to the District shall:
 - a. Provide a program of law and education-related issues to the school community, including parents, on such topics as: tobacco, alcohol, and other drug related issues, and in addressing violence diffusion, violence prevention, anti-bullying, cyber-bullying, seatbelt education, texting and distracted driving, and other safety issues in the school community;
 - b. Act as a communication liaison with law enforcement agencies; providing basic information concerning students on campuses served by the officer(s);
 - c. Provide informational in-service training and be a general resource for the staff on issues related to alcohol and other drugs, violence prevention, gangs, safety and security;
 - d. The officer(s) will gather information regarding problems such as criminal activity, gang activity and student unrest, and attempt to identify particular individuals who may be a disruptive influence to the school and/or students;
 - e. If/when a crime occurs, the officer(s) will take the appropriate steps consistent with Missouri law enforcement police officer(s) duties, and the Codes and policies of the City of Raymore;
 - f. The officer(s) will present educational programs to students, parents and/or school staff on topics agreed upon by the Police Department and the District;

- g. The officer(s) will refer students and/or their families to the appropriate agencies for assistance when a need is determined and communication with the School Principal has occurred before doing so;
- h. Unless exigent circumstances prevent it, the officer(s) will attempt to advise the Police Department, Director of Safety and Security and the School Principal prior to taking law enforcement action, subject to the officer(s)'s duties under the law;
- i. The officer(s) shall not act as school disciplinarian, nor make recommendations regarding school discipline. The officer(s) may be used for regularly assigned supervision duties such as lunchroom, hall monitoring, bus supervision or other monitoring duties. If there is an unusual/temporary problem in any other area of the District, the officer(s) may be used to assist District employees until the problem is solved through agreement between the District and Raymore Police Department.
- j. The officer(s) will conduct safety and security assessments of the school facilities and make recommendations for improvement to the Director of Safety and Security.
- k. The officer(s) will maintain an activity log, attendance calendar and compile monthly safety and security data to be furnished on District approved forms and submitted to the Director of Safety and Security.
- l. Incidents requiring police action that occur outside of Raymore City limits must be referred to the appropriate jurisdiction.

Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned officer(s) of the City beyond the general duties that exist for law enforcement officer(s) within the State of Missouri.

7. Time and Place of Performance – The City will endeavor to have an officer(s) available for duty at the assigned school(s) each day indicated in advance on a mutually agreed upon schedule. The assigned officer(s)'s activities will be restricted to school grounds except for:
 - a. Follow-up home visits when needed as a result of school related student problems;
 - b. School related off-campus activities when police officer(s) participation is requested by the Director of Safety and Security and/or Principal and approved by the Police Chief;
 - c. In response to off-campus, but school related, criminal activity;
 - d. In response to emergency police activities.

The City may furnish a substitute officer(s) on days when the assigned officer(s) is absent due to illness or police department requirements in order to fulfill the number of days stipulated in this contract.

1. District Responsibilities – The District will provide the assigned officer(s) equipment as is necessary at his/her assigned school(s). Equipment shall include a mobile phone, radio, secured filing space and access to a computer.

District will provide a budget up to \$1,000 per officer(s) for SRO professional development as requested by the District and mutually agreed upon with the Police Department.

School Event Security Memorandum of Understanding

This MEMORANDUM OF UNDERSTANDING is entered into this 1st day of July, 2025, by and between the City of Raymore, Missouri, a public entity, hereinafter referred to as "City" and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as "District", collectively referred to as the "the Parties".

RECITALS:

The City and the District have a history of mutual cooperation in providing for the health, safety, and welfare of City's youth.

The City and the District currently are parties to a School Resource Officer(s) Agreement whereby City Police Officers provide educational and support services to the District in the spirit of continued cooperation.

The City and the District are desirous to extend the cooperation between the Parties such that City Police Officers will provide security and order at after school events.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the City and the District agree as follows:

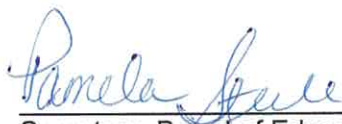
1. Security and safety duties, of the kind performed by City Police Officers in their normal course of duty, at events sponsored or sanctioned by the District, but for which attendance is not compulsory for the majority of the student body, typically falling outside the hours of 7:00 a.m. – 3:30 p.m., hereinafter referred to as "after-hours events," shall be pre-approved overtime for City Police Officers subject to the School Resource Officer(s) Agreement upon 48 hours' actual notice to the City;
2. Nothing in this Memorandum of Understanding shall be construed as evidence that City Police Officers staffing after-hours events are employees of the District, independent contractors, or anything other than City Police Officers performing their normal course of duty;
3. If, due to conflict with other duties or scheduling, the City Police Officers subject to the School Resource Officer(s) Agreement are unavailable to staff after-hours events, the City and District may agree upon substitute officers to staff after-hours events for security and safety purposes;
4. Upon agreement of the Parties, additional City Police Officers may staff a given after-hours event subject to the terms of the Memorandum;
5. City Police Officers staffing after-hours events shall be paid their applicable overtime rates by the City;
6. The City will invoice the District for time spent by its Police Officers at such after-hours events monthly;
7. Any City Police Officer performing services to the District at after-hours events shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward said timesheets to the District's Director of Safety and Security showing the hours worked by the Officer;
8. The Parties shall communicate regularly and endeavor in good faith to resolve any unforeseen issues or problems as they arise;

9. The City shall provide the District with a list, which shall be revised from time to time as is necessary, of officers available and willing to staff after-hours events and each officer's corresponding applicable overtime rates;
10. This Memorandum of Understanding shall be effective from the date of execution through June 30, 2026, provided the term may be mutually extended by the Parties as they deem necessary upon completion of a signed writing by the Parties;
11. This Memorandum of Understanding may be terminated without cause by either party upon 30 days' prior written notification;
12. Any disputes arising under this Memorandum of Understanding shall be governed by applicable Missouri Law;

Raymore-Peculiar R-II School District

By: 
Superintendent of Schools

By: 
President, Board of Education

Attested by: 
Secretary, Board of Education

City of Raymore, Missouri

By: _____
City Administrator

By: _____
Mayor

Attested by: _____
City Clerk



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 6/23/2025

SUBMITTED BY: Ryan Murdock

DEPARTMENT: Administration

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Holiday Lighting

STRATEGIC PLAN GOAL / STRATEGY

Goal 1.2.1 - Create a physical environment that inspires a sense of pride

FINANCIAL IMPACT

Award To:	Holiday FX, LLC
Amount of Request/Contract:	\$22,125.00
Amount Budgeted:	\$23,000.00
Funding Source/Account:	01-07-7140-1020/25-25-7320-1350/25-27-7320-1250

PROJECT TIMELINE

Estimated Start Date
11/1/2025

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3977
2. Contract
3. Holiday FX Proposal

BACKGROUND / JUSTIFICATION

For several years, the City of Raymore has contracted for the installation of holiday lights around the Municipal Circle complex, including City Hall, Centerview, and numerous trees

in front of City Hall. Additionally, this contract also provides for the complete setup of the Mayor's Christmas Tree at T.B. Hanna Station. The contractor is then responsible for removal of the displays and storage until the next holiday season. A Request for Proposal (RFP) was issued for this service and bids were received on March 20, 2025. Holiday FX, our current vendor for these services, was the lowest and best bidder. Staff recommends approval of Holiday FX for lighting services. The contract is for one year with options to renew each year after for a total of a three-year contract.

BILL 3977

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HOLIDAY FX, LLC FOR INSTALLATION, MAINTENANCE AND STORAGE OF THE CITY'S HOLIDAY DISPLAYS."

WHEREAS, the City Council has determined displays of holiday lights on buildings, city trees and the Mayor's Christmas Tree are important during the holiday season; and,

WHEREAS, City staff publicly bid the installation, maintenance and storage of the display; and,

WHEREAS, Holiday FX, LLC has been determined to be the lowest and best bidder.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager is authorized to enter into a contract with Holiday FX, attached as Exhibit A.

Section 2. The City Manager is authorized to make changes within budget constraints.

Section 3. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 23RD DAY OF JUNE 2025.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 14TH DAY OF JULY, 2025, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

Holiday Lighting

AGREEMENT FOR PROVISION OF THE FOLLOWING SERVICES

Agreement made this __14th__ day of____July_____, 2025, between Holiday FX, LLC, an entity organized and existing under the laws of the State of Missouri, with its principal office located at 939 Homestead St, Excelsior Springs, MO 64024, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of ____July 15th, 2025_____ and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 25-011 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to the Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as specified in Appendix

A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

Contractor agrees to perform the professional services as prescribed in the RFP document. This contract is for services provided in a one year period beginning Nov. 1, 2025 and ending October 31, 2026. This term shall automatically extend for two additional one-year periods under the same terms and conditions unless one or both parties submit notice as described below to cancel the agreement.

ARTICLE III CONTRACT SUM AND PAYMENT

The City agrees to pay the Contractor for services provided based upon the guaranteed pricing proposed in the Request for Proposal response submitted by the contractor and attached as Appendix A.

ARTICLE IV CONTRACT PAYMENTS

The City agrees to pay the Contractor for the completed work as follows: The Contractor shall provide the City with the invoice for supplies delivered. Payment will constitute full and complete payment as per individual invoice and within thirty (30) days of completion and acceptance of Contractor's work. The City will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective equipment or materials or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of materials or services occasioned by such breach.

In the event of the Contractor's failure to perform any of the duties as specified in this contract, attachments, and addendums, or to correct an error within the time stipulated and agreed upon by both parties, the City shall have the right to deduct an amount not to exceed twenty-five (25%) per invoice.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B.

ARTICLE V INSURANCE REQUIREMENTS

Contractor shall provide a certificate of insurance to the City before commencing the work described in the scope of services in the amounts listed in the Standard Contract Terms and Conditions.

An annual certificate of insurance for worker's compensation and public liability, together with a properly executed endorsement, shall be delivered to the City prior to the commencement of work each renewal period. The insurance company providing such coverage shall be satisfactory to the City.

All policies for liability protection, bodily injury, or property damage shall include the City of Raymore as an additional insured as such respects operation under this contract.

Contractor agrees to hold harmless and indemnify the City from any liability for damage, injury or death arising out of the work performance of the contract.

ARTICLE VI DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workmen or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, equipment, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, tool, materials, equipment, services, delays, or claims incurred by the City to finish the work.

Contractor will store, contain, or remove all debris, materials, tools, equipment and vehicles at the end of each day so that no hazardous or dangerous situations are created within the work location and surrounding area.

Contractor will promptly and within 7 days of receiving notice thereof repair all damage to public and private property caused by their agents or employees. Should damages not be promptly repaired within 7 days of receiving notice thereof, the City will authorize the hiring of another Contractor to do the repairs. The original Contractor agrees to promptly pay for the services of any such Contractor hired to do such repairs within 10 days of completion of the repairs.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

If the Contractor shall fail to complete the work within the contract time, or an extension of time granted by the City, the Contractor will pay to the City the

amount for liquidated damages as specified in the schedule below for each calendar day that the Contractor shall be in default after the time stipulated in this contract document. The amount specified in the schedule is agreed upon, not as a penalty, but as liquidated damages for the loss to the City of Raymore and the public of the use of the facility as designated. This amount will be deducted from any money due to the Contractor. The Contractor and Contractor's surety will be liable for all liquidated damages.

SCHEDULE OF LIQUIDATED DAMAGES		
Original Contract Amount		Charge Per Calendar Day (\$)
From More Than (\$)	To and Including (\$)	
0	50,000	150
50,001	100,000	250
100,001	500,000	500
500,001	1,000,000	1,000
1,000,001	2,000,000	1,500
2,000,001	5,000,000	2,000
5,000,001	10,000,000	2,500
10,000,001	And above	3,000

ARTICLE VII RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate the City Manager, or their designee (in writing) to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

All equipment will be of such type and in such condition so as not to cause any damages to City property or the community at large. All equipment used on site

will meet the minimum requirements of OSHA (Occupational Safety Health Administration) and related federal, state, county, and city agencies and regulations, including but not limited to EPA (Environmental Protection Agency) and the NESHAPS (National Emission Standards for Hazardous Air Pollution). All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed, and shall be responsible for his employees. Contractor will also supervise and direct the work performed by sub-contractors and their employees and be responsible for the work performed by sub-contractors hired by the contractor.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any sub-contractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure sub-contractors and their employees comply with all applicable laws and regulations.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

Contract is subject to the State of Missouri Prevailing Wage Laws (Cass County Annual Wage 31). The contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

ARTICLE VIII TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or e-mail.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX ARBITRATION

In case of a dispute, the Contractor and the City shall each appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X WARRANTY

Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantees all materials, equipment furnished, and work performed.

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with bid specifications.

ARTICLE XI REQUIRED SAFETY TRAINING

- A. Contractor shall provide a ten (10) hour Occupational Safety and Health Administration (OSHA) construction safety program for all employees who will be on-site at the Project. The construction safety program shall include a course in construction safety and health that is approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program as required by Section 292.675, RSMo.
- B. All on-site employees of a contractor or subcontractor must have certification of successful completion of Required Safety Training within 60 days of project commencing. On-site employees must provide documentation that they have successfully completed the Required Safety Training *within the required time period*. If they cannot do so within 20 days of a request for such documentation, they must be removed from the project and their employers will be subject to penalties as described in the Act.
- C. Contractor shall require all of its Subcontractors to comply with the requirements of this Section and Section 292.675, RSMo.

ARTICLE XII
NOTICE OF PENALTIES FOR FAILURE
TO PROVIDE SAFETY TRAINING

- A. Pursuant to Section 292.675, RSMo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Section XI above.
- B. The penalty described in Subsection "A" of this Section shall not begin to accrue until the time periods described in Sections XI "B" and "C" above have elapsed.
- C. Violations of Section XI above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE XIII
AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XIV
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of the Contractor as to the prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

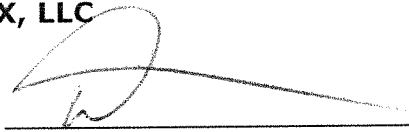
THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(SEAL)

HOLIDAY FX, LLC

By: _____


Title: _____
Owner

Attest: _____

(SEAL)

APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

HOLIDAY LIGHTING

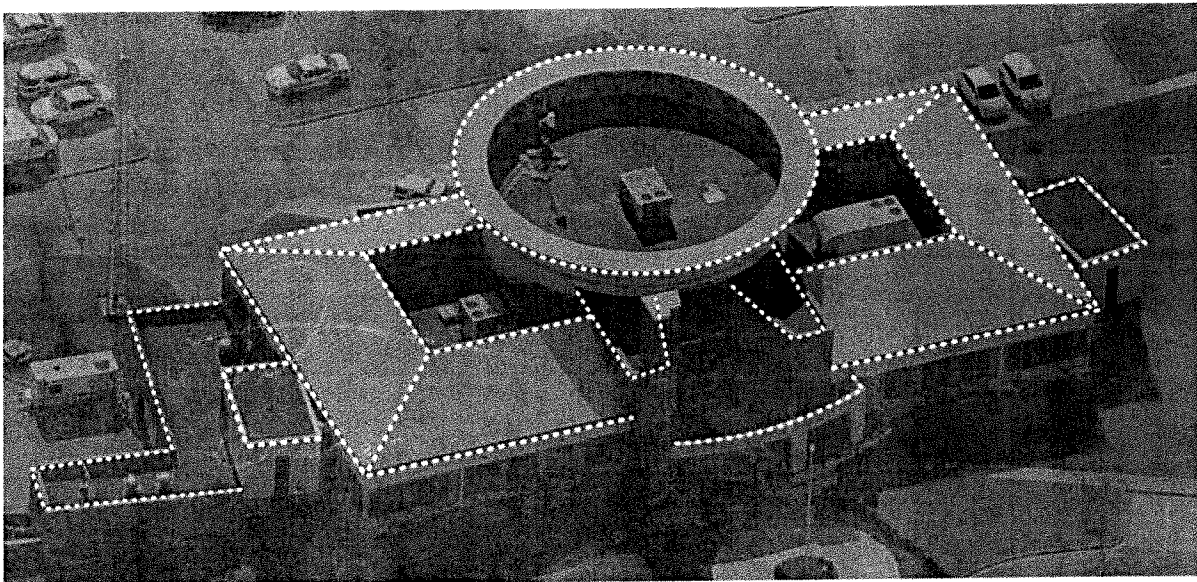
ANTICIPATED SCOPE OF SERVICES:

The City of Raymore is seeking proposals from qualified vendors to purchase and install holiday lights at City Hall, 100 Municipal Circle and Centerview, 227 Municipal Circle, by Dec. 1, and to remove and store those lights by Feb. 1.

Initial scope would include outlining both buildings in a single color that would be connected to the City Hall and Centerview power and would automatically be timed to turn on and off.

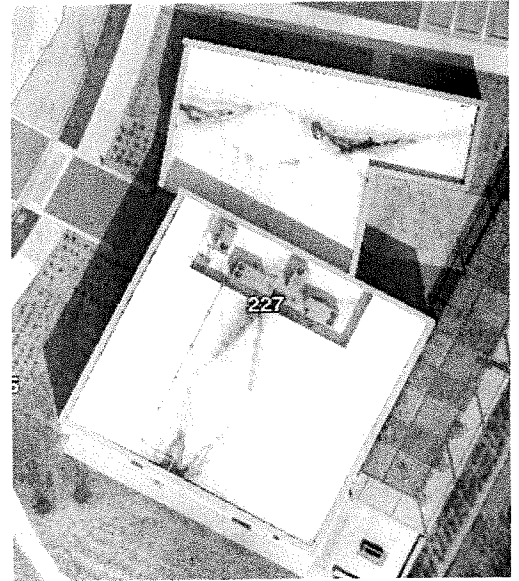
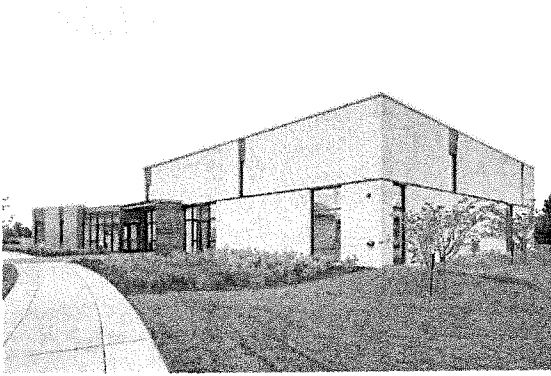
100 Municipal Circle Lighting

Building lights would be done in full outline of the building exterior. It would also include lighting of four of the trees near the front entrance and the eight trees on the rear plaza. Additionally, one 6-8 foot lighted holiday tree (no decorations) to be placed in the lobby of City Hall.



227 Municipal Circle Lighting

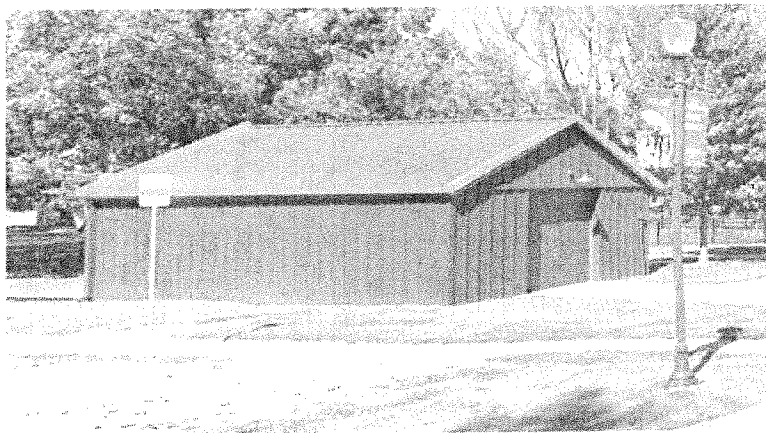
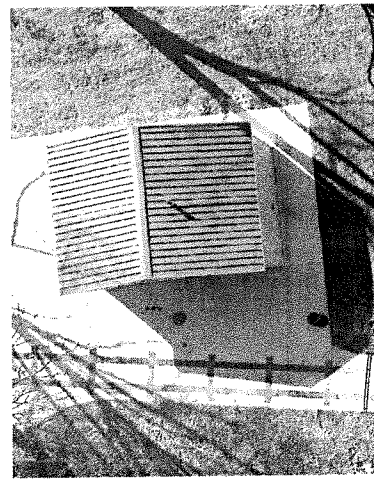
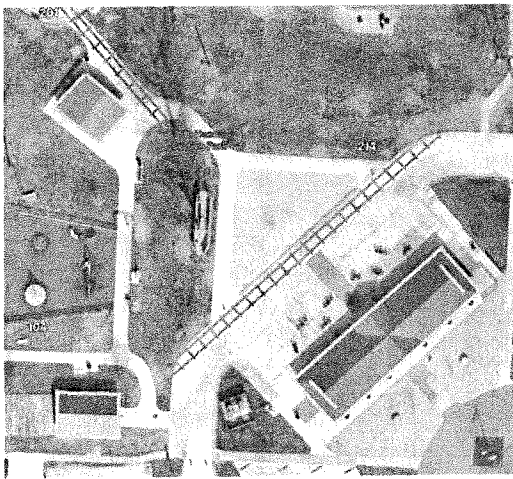
Building lights would be all the way around at the top.



TB Hanna Station

The vendor will pick up, assemble and properly install the City's 27-foot, lighted Holiday tree including a lighted star tree topper (minimum 3') and ornaments at T.B. Hanna Station after the second Monday in November, but before the Monday prior to the Thanksgiving Holiday. Following the second Monday in January, the vendor will then disassemble and deliver the tree and ornaments back to a designated City storage facility within City Limits. The City owns this tree and ornaments, it is not leased.

Alternate Bid: Building lights installed on the roof line of the concession stand, storage facility and shelter.



Additional requirements

- Vendor will need to conduct working tests to ensure electrical balance and integration to building systems.
- Vendor will provide lights, power distribution boxes, electrical cords, light mounting hardware, and weather protection equipment as needed.
- Vendor will provide maintenance during the length of the lighting period.
- Vendor will make repairs as necessary due to the weather.
- Maintenance response must be completed within 48 hours of the initial call for service.
- Vendor must supply an on-call phone number for maintenance reporting
- Vendor is responsible for site inspection to determine lighting needs.
- Provide cost of using incandescent lights and for using LED lights.

1. **ADDITIONAL BIDDING INFORMATION**

Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 25-011

Appendix B
General Terms and Conditions

A. *Procedures*

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Assistant City Manager or their authorized representative(s). The Contractor shall not comply with requests and/or orders issued by an unauthorized individual. The Assistant City Manager will designate their authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. *Contract Period*

Award of this contract is anticipated prior to the end of April 2025.

C. *Insurance*

The Bidder/Contractor shall procure, maintain, and provide proof of, insurance coverages for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Raymore by the Bidder/Contractor, its agents, representatives, employees or subcontractors. The City of Raymore shall be named as an additional insured under such insurance contracts (except for Worker's Compensation coverage). All coverage for the City shall be written on a primary basis, without contribution from the City's coverage. A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. All policies shall be issued on an occurrence form.

1. General Liability

Commercial General Liability including Product/Completed Operations. The completed operations coverage is to remain in force for three years following the project completion.

Minimum Limits - General Liability:

- \$1,000,000 Each Occurrence Limit
- \$ 100,000 Damage to Rented Premises
- \$ 5,000 Medical Expense Limit
- \$1,000,000 Personal and Advertising Injury
- \$2,000,000 General Aggregate Limit
- \$1,000,000 Products & Completed Operations

2. Automobile Liability

Coverage sufficient to cover all vehicles owned, used, or hired by the Bidder/Contractor, its agents, representatives, employees or subcontractors.

Minimum Limits - Automobile Liability:

\$1,000,000 Combined Single Limit
\$5,000 Medical Expense Limit

3. Workers' Compensation
Limit as required by the Workers' Compensation Act of Missouri, Employers Liability, \$300,000

D. *Hold Harmless Clause*

The Bidder/Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*

The City of Raymore is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/ Information*

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

Contractor agrees to pay all employees involved in this contract the required wages as listed in the prevailing Wage Order 31 for Cass County, Missouri, USA.

G. *Invoicing and Payment*

The Bidder shall submit invoices, in duplicate, for services outlined above in the scope of services.

Third party payment arrangements will not be accepted by the City.

H. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Bidder/Contractor. Any contract cancellation notice shall not relieve the Bidder/Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Raymore shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or her designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

L. *Drug/Crime Free Work Place*

The Bidder acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Raymore property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

The Bidder further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Raymore in addition to any criminal penalties that may result from such conduct.

M. *Inspection*

At the conclusion of each job order, the Bidder shall demonstrate to the Communications Director or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Bidder/Contractor at the Bidder's/Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

N. *No Escalation of Fees*

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

O. *Safety Training*

Bidders are informed that the Project is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All on-site employees of a contractor or subcontractor must have certification of successful completion of Required Safety Training within 60 days of project commencing. On-site employees must provide documentation that they have successfully completed the Required Safety Training *within the required time period*. If they cannot do so within 20 days of a request for such documentation, they must be removed from the project and their employers will be subject to penalties as described in the Act.

P. *Prevailing Wage Requirement*

The contract resulting from this solicitation is subject to the State of Missouri Prevailing Wage Law (Cass County Wage Order 31). The Contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

Not less than the prevailing wage included must be paid to all workers performing work under the contract (section 290.250, RSMo).

The Contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) if a worker is paid less than the prevailing rate for any work done under the contract by the Contractor or by any Subcontractor (section 290.250, RSMo).

Q. *Permits/Certificates*

The successful Contractor shall be responsible for obtaining all permits/certificates, and for incurring all expenses associated with those items, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupational License" required of all contractors doing business within the City limits of Raymore. This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083.

Certificate copies must be submitted with the RFP, if the project utilizes any of the contractors listed herein; Class A & B Contractors, Electricians, Plumbers and Mechanical Contractors.

CLASS A & B Contractors, Electricians, Plumbers and Mechanical contractors who held a 2012 Raymore Occupational License, must provide proof of at least eight (8) continuing education credits (CEU) related to the trade for which the license was issued within the last year.

CLASS A & B Contractors, Electricians, Plumbers and Mechanical contractors who did not hold a 2012 Raymore Occupational License, must provide a certificate of competency with a passing grade (70% or higher) from a nationally recognized testing institution; OR possess a Contractor's License from a reciprocating city; OR provide proof of a Bachelor's degree in Structural Engineering, Architecture or Construction Science.

R. *Bid Bond*

A bid bond or certified check from a surety or bank, acceptable to the Purchasing Specialist, in the amount of \$500.00 must accompany each proposal. Prior acceptability of the proposed surety or bank furnishing the bid security, before the bid date, is recommended. An unacceptable bid security may be cause for rejection of the proposal. No bidder may withdraw his bid for a period of thirty (60) days after the date of opening of bids.

S. *Performance Bond*

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the City with a Performance Bond in penal sum equal to the amount of the contract price, conditioned upon the performance by the Contractor of all undertakings, covenants, terms, conditions and agreements of the contract documents, and upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the State in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If any time a surety on any such bond is declared as bankrupt or loses its right to do business in the state in which the work is to be performed, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other

surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

T. Payment Bond

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the City with a Payment Bond in penal sum equal to the amount of the contract price, conditioned upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If any time a surety on any such bond is declared as bankrupt or loses its right to do business in the state in which the work is to be performed, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

U. Rejection of Bids

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid deemed most advantageous to the City.

V. Release of Information

Pursuant to 610.021 RSMo, all documents within a request for proposal will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

W. Affidavit of Work Authorization and Documentation:

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages

of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

PROPOSAL FORM A
RFP 25-011

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Daren Moon having authority to act on behalf of (Company name) Holiday FX, LLC do hereby acknowledge that (Company name) Holiday FX, LLC will be bound by all terms, costs, and conditions of this proposal for a period 90 days from the date of submission; and commit to sign the Agreements.

FIRM NAME: Holiday FX, LLC

ADDRESS: 939 Homestead St
Street

ADDRESS: Excelsior Springs MO 64024
City State Zip

PHONE: 816-550-0262

E-MAIL: daren@holidayfx.net

DATE: 03-06-2025
(Month-Day-Year)  Signature of Officer/Title

DATE: 03-06-2025
(Month-Day-Year)  Signature of Officer/Title

Indicate Minority Ownership Status of Bidder (for statistical purposes only):
Check One:

☐ MBE (Minority Owned Enterprise)
☐ WBE (Women Owned Enterprise)
☒ Small Business

PROPOSAL FORM B

RFP 25-011

CONTRACTOR DISCLOSURES

The Contractor submitting this RFP shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Firm shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Firm been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise? Yes ____ No x
2. Has the Firm been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise? Yes ____ No x
3. Has the Firm defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded? Yes ____ No x
4. Has the Firm been assessed or required to pay liquidated damages in connection with work performed on any project? Yes ____ No x
5. Has the Firm had any business or professional license, registration, certificate or certification suspended or revoked? Yes ____ No x
6. Have any liens been filed against the Firm as a result of its failure to pay subcontractors, suppliers, or workers? Yes ____ No x
7. Has the Firm been denied bonding or insurance coverage, or been discontinued by a surety or insurance company? Yes ____ No x
8. Has the Firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws? Yes ____ No x

**With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*

9. Has the Firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Firm's business? Yes ____ No x
10. Has the Firm been subject to any bankruptcy proceeding? Yes ____ No x

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

_____ Yes ☒ No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Firm currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

_____ Yes ☒ No If yes, provide details in an attachment.

Required Representations

In submitting this RFP, the Firm makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for the same.

1. The Firm possesses all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Firm satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Firm and all subcontractors that are employed or that may be employed in execution of the Contract Work shall be in full compliance with the City of Raymore requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Firm represents that it has no conflicts of interests with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Firm represents the prices offered and other information submitted in connection with its proposal for the Contract Work was arrived at independently without consultation, communication, or agreement with any other offeror or competitor.

7. The Firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

PROPOSAL FORM C
RFP 25-011

EXPERIENCE / REFERENCES

To be eligible to respond to this RFP, the proposing firm must be in business for a minimum of 1 year and must demonstrate that they, or the principals assigned to this project, have successfully completed services, similar to those specified in the Scope of Service section of this RFP, to at least one customer with a project similar in size and complexity to the City of Raymore. *Please list any Municipalities that you have done work for in the past 48 months.

Please provide a minimum of five references where your firm has performed similar work to what is being requested in the RFP and within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person
- Telephone Number
- Project Name, Amount and Date completed

COMPANY NAME	Independence Square Association
ADDRESS N03-0A	108 S. Liberty, Independence, MO 64050
EMAIL ADDRESS	jrogers@bygeorgepr.com
CONTACT PERSON	Jeff Rogers
TELEPHONE NUMBER	816-509-8016
PROJECT, AMOUNT AND DATE COMPLETED	Independence Downtown Square: Install C9 lights on Buildings, wreaths, set pieces, wrap poles and trees with 5mm light strings. Completed Jan 2025; Cost \$23,338.50

COMPANY NAME	Downtown Blue Springs
ADDRESS	1124 West Main, Blue Springs, MO 64015
EMAIL ADDRESS	downtownbluesprings@gmail.com
CONTACT PERSON	Jon Burke
TELEPHONE NUMBER	816-598-4343
PROJECT, AMOUNT AND DATE COMPLETED	Blue Springs Downtown: Install C9 lights on Buildings, winter signage, wrap poles with garland and install bows Completed Jan 2025; Cost \$22,881.00

COMPANY NAME	City of Belton
ADDRESS	506 Main St, Belton, MO 64012
EMAIL ADDRESS	mekey@belton.org
CONTACT PERSON	Mike Ekey
TELEPHONE NUMBER	(816) 892-1263
PROJECT, AMOUNT AND DATE COMPLETED	Belton Main Street: Install C9 lights on Buildings, Install C7 and 5mm minis and star topper on mayors tree, install 5mm minis on 5 trees. Completed Jan 2025; Cost \$27,031.00

COMPANY NAME	Downtown Excelsior Partnership, Inc.
ADDRESS	PO Box 513, Excelsior Springs, MO 64024
EMAIL ADDRESS	exec@visitsprings.com
CONTACT PERSON	Lyndsey Baxter
TELEPHONE NUMBER	(816) 719-9912
PROJECT, AMOUNT AND DATE COMPLETED	Excelsior Springs Downtown: Install C9 lights on Buildings Completed Jan 2024; Cost \$12,250.00

COMPANY NAME	Price Brothers-Bluhawk Shopping Mall
ADDRESS	12721 Metcalf Suite 200, Overland Park, KS 66213
EMAIL ADDRESS	stuart@pricebrotherskc.com
CONTACT PERSON	Stuart Stram
TELEPHONE NUMBER	816-674-1294
PROJECT, AMOUNT AND DATE COMPLETED	Bluhawk Shopping Mall: Install C9 lights on Buildings, Install 27' Prelit tree with topper. Completed Jan 2025; Cost \$26,042.50

State the number of Years in Business: 20

State the current number of personnel on staff: 13

PROPOSAL FORM D

RFP 25-011

Proposal of Holiday FX, LLC, organized and
(Company Name)
existing under the law of the State of Missouri, doing business
as Holiday FX, LLC (*) Partnership

To the City of Raymore, Missouri: In compliance with your Request for Proposal, Bidder hereby proposes and agrees to furnish all labor, tools, materials and supplies to successfully complete all requirements defined in City Project No. 25-011 – Holiday Lighting.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 01, issued thereto, receipt of which is hereby acknowledged for the following unit prices.

By submission of this Bid, each Bidder certifies, and in the case of a joint bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence work under this contract on or before the date specified in the *Notice to Proceed* and to fully complete the project in accordance with the completion dates specified in the Special Provisions.

Bidder further acknowledges that bidder is the official holder of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri."

(*) Insert "a corporation, a partnership, or an individual" as applicable.

BID PROPOSAL FORM E – Project No. 25-011

Holiday Lighting

Bid using incandescent bulbs

City Hall - 100 Municipal Circle \$ NA
Centerview - 227 Municipal Circle \$ NA
Total for both buildings \$ NA

Bid using LED bulbs

City Hall - 100 Municipal Circle \$ 9150.00
Centerview - 227 Municipal Circle \$ 4350.00
Total for both buildings \$ 13500.00

Please list any discounts for 2nd and 3rd year of contract if any.

2nd year NA 3rd year NA

T.B. Hanna Station

Large Lighted Holiday Tree

1st year 8500.00 2nd year 8500.00 3rd year 8500.00

City Hall 100 Municipal Circle - 6-8' lighted tree placed inside - not decorated.

1st year 125.00 2nd year 125.00 3rd year 125.00

ALTERNATE BID - T.B. Hanna Station

Concession Stand

1st year 780.00 2nd year 490.00 3rd year 490.00

Storage Building

1st year 780.00 2nd year 490.00 3rd year 490.00

Shelter

1st year 2800.00 2nd year 1440.00 3rd year 1440.00

BID

OF: Holiday FX, LLC

(Firm Name)

DATE: 03-06-2025

CITY OF RAYMORE

100 Municipal Circle • Raymore, MO. 64083
Phone • 816-892-3045 • Fax • 816-892-3093



ADDENDUM NO. 1

Holiday Lighting

Project #25-011

All plan holders are hereby notified and agree by signature below, that the proposal includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the proposal.

Addendum No. 1 - Clarification

1. Clarification: I don't believe your request for proposal points out the ornament package for the large tree.

Response: TB Hanna Station Section should be changed to:

TB Hanna Station

The vendor will pick up, assemble and properly install the City's 27-foot, lighted Holiday tree including a lighted star tree topper (minimum 3') **and ornament package** at T.B. Hanna Station after the second Monday in November, but before the Monday prior to the Thanksgiving Holiday. Following the second Monday in January, the vendor will then disassemble and deliver the tree and ornaments back to a designated City storage facility within City Limits. The City owns this tree and ornaments, it is not leased.

I hereby certify that the above have been considered and associated costs have been included in this bid.

Company Name: Holiday FX, LLC

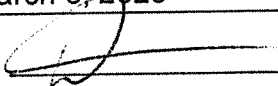
By: Daren Moon

Title: Owner

Address: 939 Homestead St

City, State, Zip: Excelsior Springs, MO 64024

Date: March 6, 2025 Phone: 816-550-0262

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID

Appendix B

W) Affidavit of Work Authorization and Documentation: E-File

Holiday FX, LLC does not have employees, therefore does not qualify for the Federal work authorization program therefore cannot supply e-file documentation or notarized affidavit.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 7/14/2025

SUBMITTED BY: Erica Hill

DEPARTMENT: City Clerk

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Annual Personal Financial Disclosure Ordinance

STRATEGIC PLAN GOAL / STRATEGY

4.3.3 Demonstrate dedication to ethical behavior and transparency to public trust

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3979

BACKGROUND / JUSTIFICATION

Bill 3979 establishes the City of Raymore's public procedures for disclosing potential conflicts of interest and personal financial disclosure as provided for in RSMo Sections 105.483 and 105.485. Missouri law requires political subdivisions with operating budgets more than \$1 million to adopt an Ordinance making public its method of disclosing potential conflicts of interest. The only officials required to file a financial disclosure statement the following year are the chief purchasing officer, the chief administrative

officer, and those employees and elected officials who have had a transaction of more than \$500 with the political subdivision.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND CANDIDATES FOR ELECTIVE OFFICES."

WHEREAS, as outlined in RSMo. Sections 105.483 and 105.485, a political subdivision with an annual budget in excess of one million dollars must adopt an Ordinance at an open meeting to submit to the Missouri Ethics Commission no later than September 15, 2025, establishing and making public our method of disclosing potential conflicts of interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Declaration of Policy. The proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office shall not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 2. Conflicts of Interest.

- a. All elected and appointed officials, as well as employees of a political subdivision, must comply with Section 105.454 of the Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.
- b. Any member of the governing body of a political subdivision who has a "substantial or private interest" in any measure, bill, order, or Ordinance proposed or pending before such governing body must disclose that interest to the secretary or clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly, or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual partnership, organization, or association within any calendar year.

Section 3. Disclosure Reports. Each elected official, candidate for elective office, the Chief Administrative Officer, the Chief Purchasing Officer, and the full-time

general counsel shall disclose the following information by May 1, if any such transactions occurred during the previous calendar year:

- a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, in any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee, or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.
- b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee, or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.
- c. The Chief Administrative Officer and the Chief Purchasing Officer also shall disclose by May 1 for the previous calendar year the following information:
 1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;
 2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;
 3. The name and address of each corporation for which such person served in the capacity of a director, officer, or receiver.

Section 4. Filing of Reports. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year;

- a. Every person required to file a financial interest statement shall file the statement annually no later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interest acquired after December 31 of the covered year until the date of filing of the financial interest statement.
- b. Each person appointed to office shall file the statement within thirty days of such appointment or employment;
- c. Financial disclosure reports giving the financial information required in Section 3 shall be filed with the local political subdivision and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 5. Filing of Ordinance. A certified copy of this Ordinance, adopted prior to September 15, shall be sent within ten days of its adoption to the Missouri Ethics Commission.

Section 6. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 14TH DAY OF JULY, 2025.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 24TH DAY OF JULY, 2025, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 7/14/2025

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Iconic Mixed Use Final Development Plan

STRATEGIC PLAN GOAL / STRATEGY

3.1 Enable residents to live and work in the community

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission

Date: 06/03/2025

Action/Vote: Approval, 6-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3976
2. Staff Report
3. Civil Site Plan
4. Final Plat Drawing
5. Landscape Plan
6. Building Elevations - Commercial & Residential
7. Site Photographs
8. Draft Development Agreement

BACKGROUND / JUSTIFICATION

Jake Loveless, representing Griffin Riley Property Group/Timber Trails Land Partners, is requesting final development plan approval for the Iconic Mixed Use project, a mixed residential and commercial development located at the northwest corner of Dean Avenue and Johnston Drive. The PUD Zoning and Preliminary Development Plan for the project were approved unanimously by the City Council on July 24, 2023, which includes four apartment buildings with a clubhouse/amenity building, a retail strip center, and a hotel.

The Final Development Plan request includes a final plat for all lots within the development and final site plan approval for the four apartment buildings and the retail strip center. The future hotel will be subject to a final site plan review once a hotel has been selected for the site.

The project will involve street lighting improvements to Johnston Drive and access improvements on Dean Avenue.

The Planning and Zoning Commission voted 6-0 at their June 3, 2025 meeting to recommend approval of the request to the City Council.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE ICONIC FINAL DEVELOPMENT PLAN, A MIXED USE DEVELOPMENT PROJECT LOCATED NORTH OF JOHNSTON DRIVE AND WEST OF DEAN AVENUE, IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, the City Council approved the PUD Rezoning and Preliminary Development Plan for a mixed-use commercial and residential development on a 22.31 acre tract of land located north of Johnston Drive and west of Dean Avenue on July 24, 2023; and,

WHEREAS, the approval of the Preliminary Development Plan by the City authorized the developer to prepare a Final Development Plan application, including a final plat and site plan application, for review and approval by the Planning and Zoning Commission and the City Council; and,

WHEREAS, the Planning and Zoning Commission reviewed the Final Development Plan at its meeting on June 3, 2025, and found the plan to be in substantial compliance with the approved Preliminary Development Plan, associated conditions of approval, and applicable City regulations; and,

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, held a meeting to review the recommendation of the Planning and Zoning Commission and finds that the Final Development Plan is consistent with the intent and purpose of the Preliminary Development Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. The Final Development Plan for the Iconic Mixed Use Development is hereby approved for the tract of land described below:

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.

Section 3. The Development Agreement between the City of Raymore, Missouri, and Timber Trails Land Partners, LLC is approved and the City Manager is authorized to execute said agreement on behalf of the City of Raymore, Missouri.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 14TH DAY OF JULY, 2025.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 28TH DAY OF JULY, 2025, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Iconic Mixed Use Planned Unit Development

APPLICANT - Griffin Riley Property Group LLC

Property Owner: Griffin Riley Property Group LLC

Engineering/Arch. Firm Schlager/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) - Townhome/Multi-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 - Apartment Buildings

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 (site 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 connect residents throughout the community.***

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 (Iconic 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 Review	July 14, 2025
City Council	2nd Reading Review	July 28, 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:

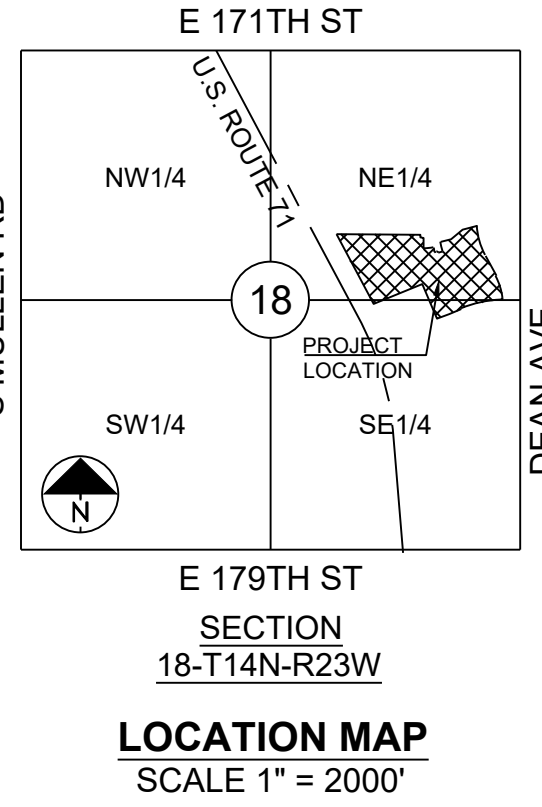
1. A photometric plan including the site lighting and street lighting be provided for review with the full civil construction documents. The plan shall be approved prior to the issuance of building permits.

PLANNING COMMISSION ACTION 6/3/25 -

At their June 3, 2025 meeting, The Planning and Zoning Commission voted 6-0 to accept the proposed findings of fact and forward Case No. 25014 to the City Council with a recommendation of approval, subject to the conditions as provided by staff.

PROJECT ATTACHMENTS -

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



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 (at 1/5 Unit)	# of Stalls Provided	Surface Stalls	Attached Garage Stalls	Detached Garage Stalls
Lot 2	A	91	137	137	73	28	31
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	19		
Additional On Street				19	19		
Total Stalls			469	526	306	100	115

Lot 4	Retail, 13560 sf	5 Stalls/1000 SF of Bldg	68	68
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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	100 FT	120 FT
MINIMUM FRONT YARD	30 FT	30 FT	30 FT
MINIMUM REAR YARD	30 FT	20 FT	30 FT
MINIMUM SIDE YARD	10 FT	10 FT	7.5 FT (15 FT MIN BETWEEN BLDGS)
MAX BLDG HEIGHT	70 FT (LOT 2) 60 FT (LOTS 3,5)	80 FT	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)
 - SANITARY SEWER MAIN (PROPOSED)
 - SANITARY SEWER SERVICE LINE (PROPOSED)
 - CURB & GUTTER - EXISTING
 - CURB & GUTTER
 - CHP OVERHEAD POWER LINE
 - PROP. TRANSFORMER (FINAL LOCATION BY EVERGY)
 - 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, 550.88 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°28'00" 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, 111.04 FEET; THENCE NORTH 51°36'51" EAST, 157.48 FEET; THENCE NORTH 75°34'10" EAST, 157.84 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 04°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

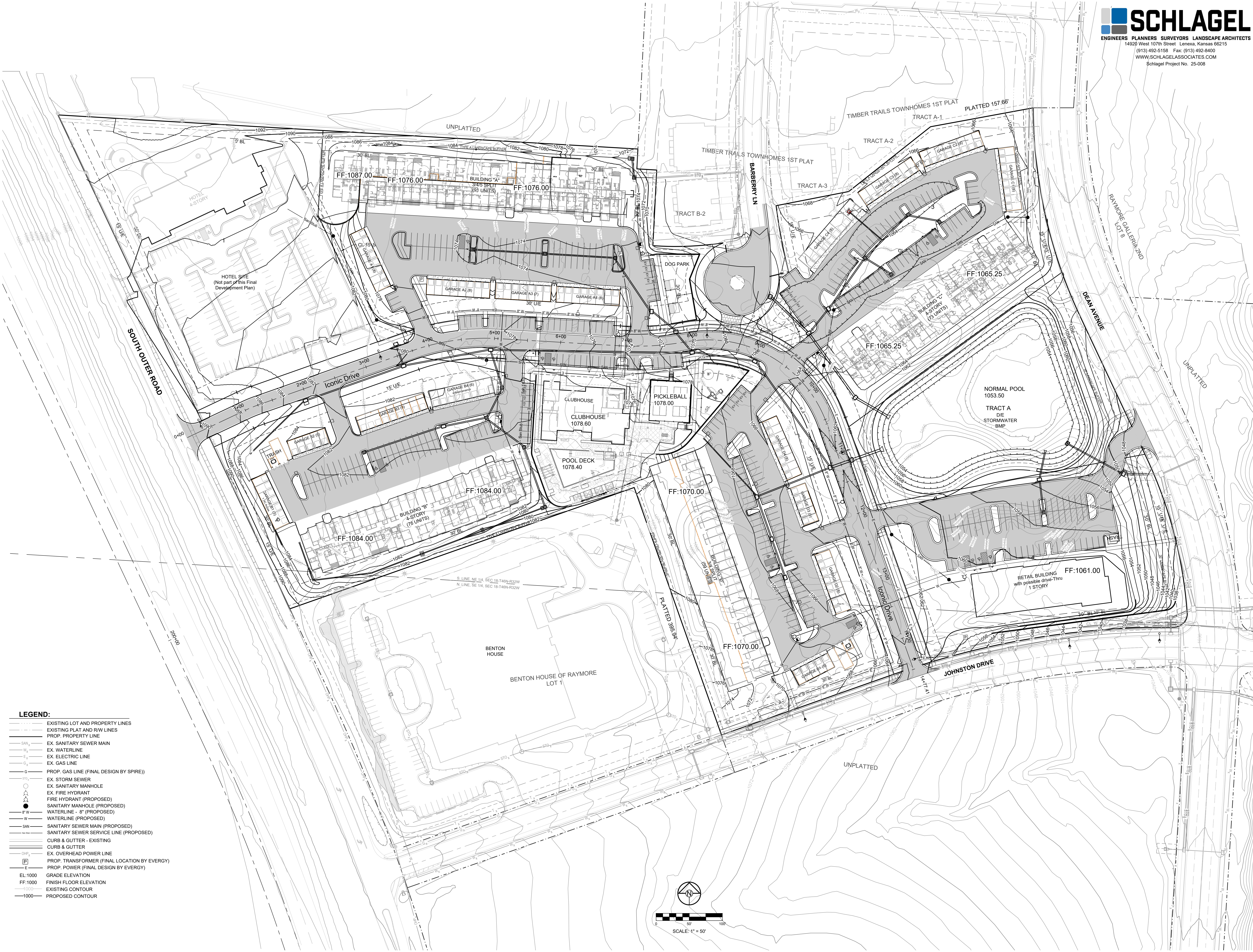
REVISIONS

1	25.04.24	PDF RESUBMITTAL
2	25.05.09	PDF RESUBMITTAL

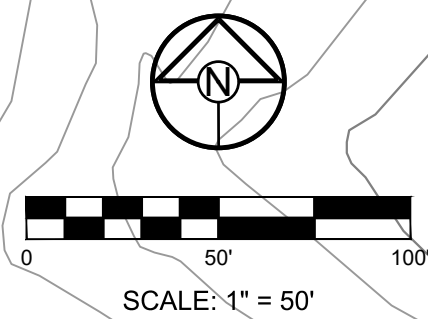
JOB NO. **701821** DATE **05.09.25**
DRAWN BY **[PIC / PM / PL / DRFT]**
PDF Resubmittal

SHEET NAME
SITE PLAN

SHEET NO.
C1.00



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



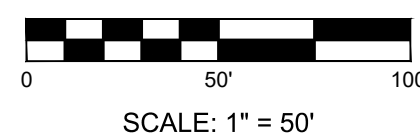
A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MO
DRAWING RELEASE LOG

REVISIONS	
1	25.04.24 FDP RESUBMITTAL
2	25.05.29 FDP RESUBMITTAL

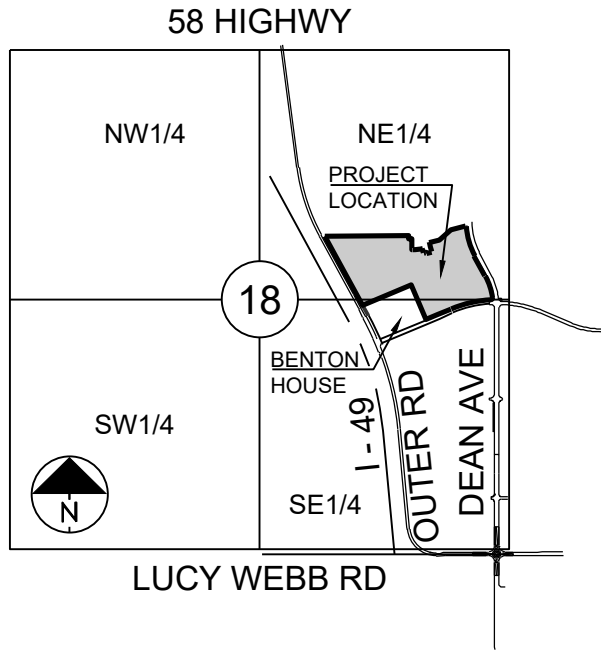
JOB NO. 701821 DATE 05.09.25
DRAWN BY [PIC / PM / PL / DRFT]
FDP Resubmittal

SHEET NAME
GRADING PLAN

SHEET NO.
C2.00



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

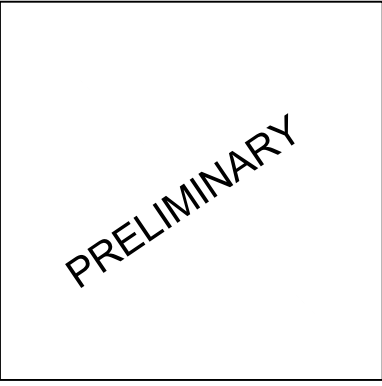
City Planning and Zoning Commission of Peculiar, Missouri this
_____ day of _____, 202__.

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.

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

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.



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



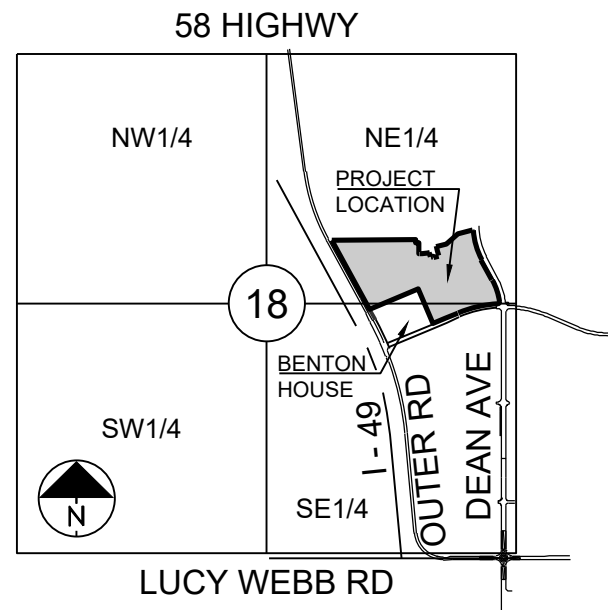
DATE 04/03/2025
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 21-128

FINAL PLAT OF
ICONIC

SHEET NO. 1 of 2

FINAL PLAT OF
ICONIC

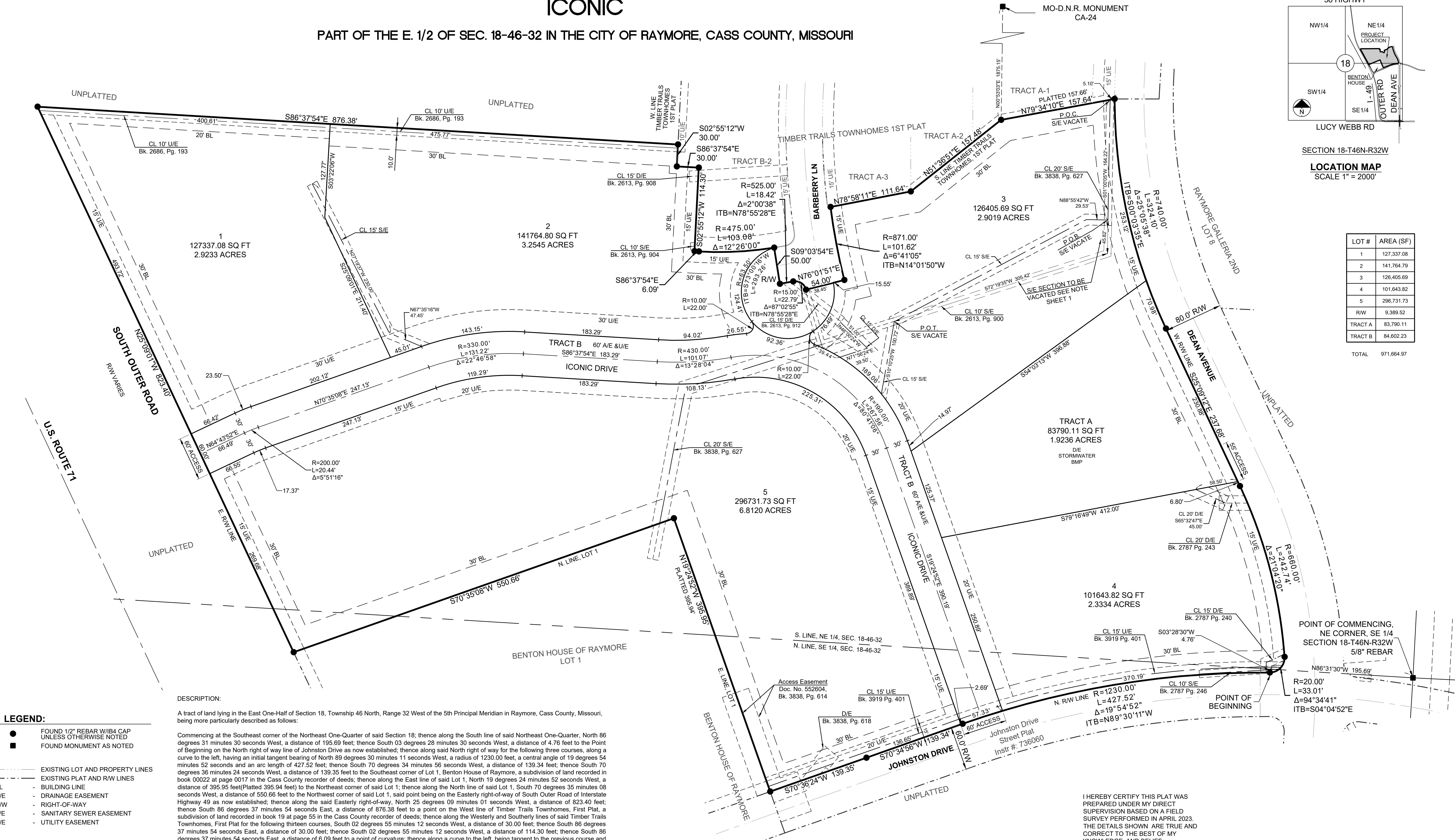
PART OF THE E. 1/2 OF SEC. 18-46-32 IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



SECTION 18-T46N-R32W

LOCATION MAP
SCALE 1" = 2000'

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:

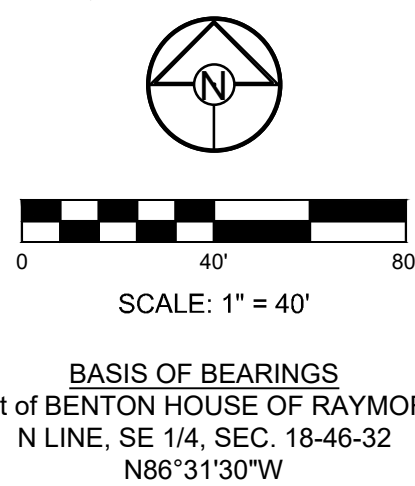
- FOUND 1/2" REBAR W/1/4 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED

- 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 55 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.



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

NORTH 963442.63' EAST 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

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 05/19/2023
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 21-128

FINAL PLAT OF
ICONIC

SHEET NO. 2 of 2







KEY PLAN

NTS



PLANT LIST

Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
BRJ Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY Deniformis Yew	Taxus x media 'Deniformis'	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.	
HGW Hick's Yew	Taxus x media 'Hick's'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	2 1/2 H.	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 'Palibon'	2 Gal.	
DRT Dwarf Red Twig Dogwood	Cornus sericea 'Nelsay'	2 Gal.	
GMS Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Baller'	5 Gal.	
MCS Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.	
SSV Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	5 Gal.	
WIG Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses			
KFG Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LR Tidwell's Big Blue Liriope	Liriope muscari	6" pot.	
MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR Variegated 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	Heimericallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	

GENERAL NOTES:

- 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.
- 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:
 - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 1' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- 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.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
- STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
- 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.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- 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.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
- 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.
- REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
- 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.
- SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 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.
- 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.
- IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
#103.21.25 PROGRESS SET
#104.03.25 FDP SUBMITTAL
#104.11.25 100% DD SET

REVISIONS
#104.24.25 FDP RESUBMITTAL

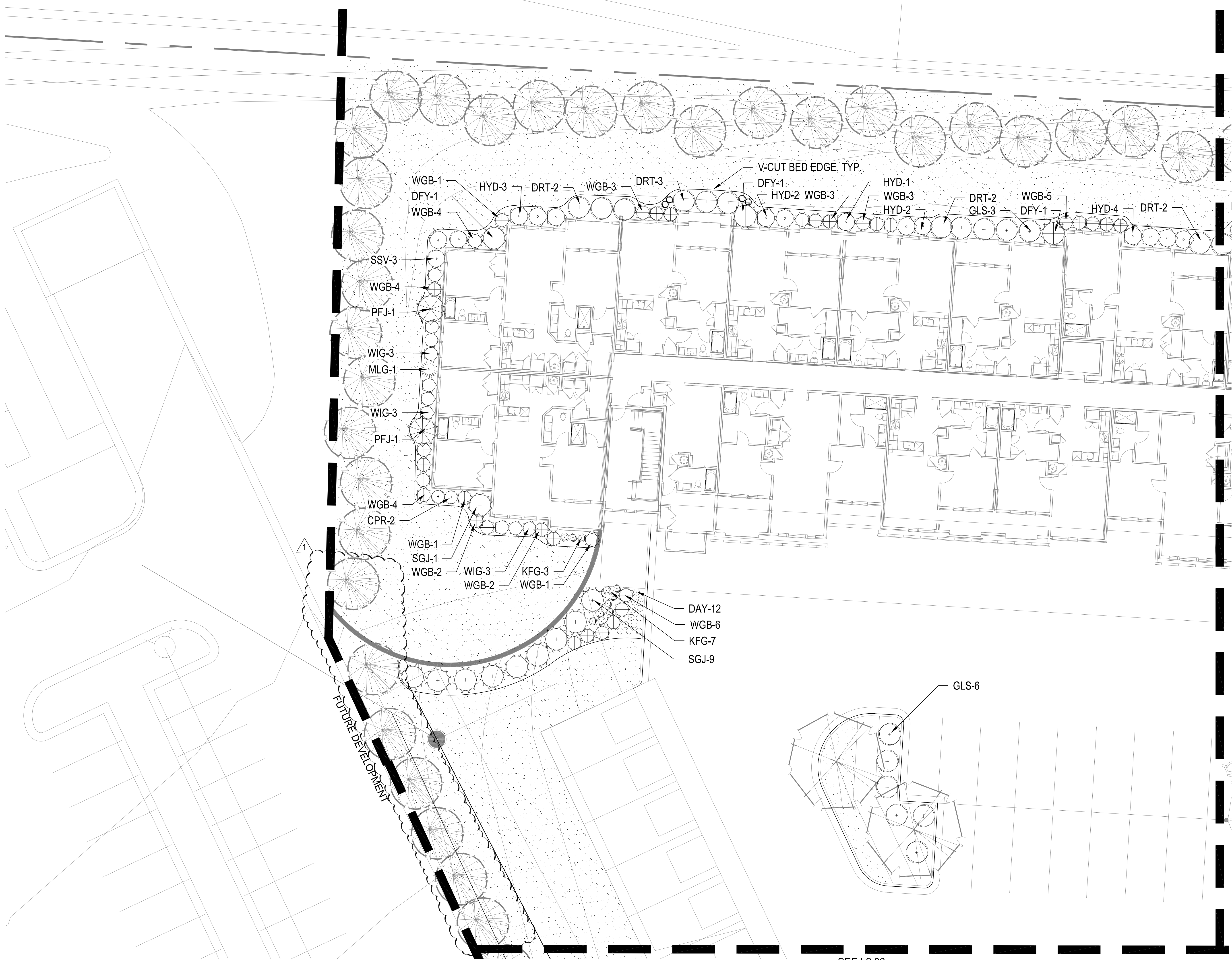
JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.00

Page 128 of 173



SEE L2.06

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.	
HXY Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 H.	8-8.5
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 'Wesley'	2 Gal.	
GMS Goldmound Spirea	Spiraea 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	Spiraea 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.	
VLIR Variegated 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	Heimericallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	

GENERAL NOTES:

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 - A CREEPING GROUND COVER SHALL BE A MINIMUM OF 8" 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.
- 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.
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- 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.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
- 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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A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
#103.21.25 PROGRESS SET
#403.25 FDP SUBMITTAL
#411.25 100% CD SET

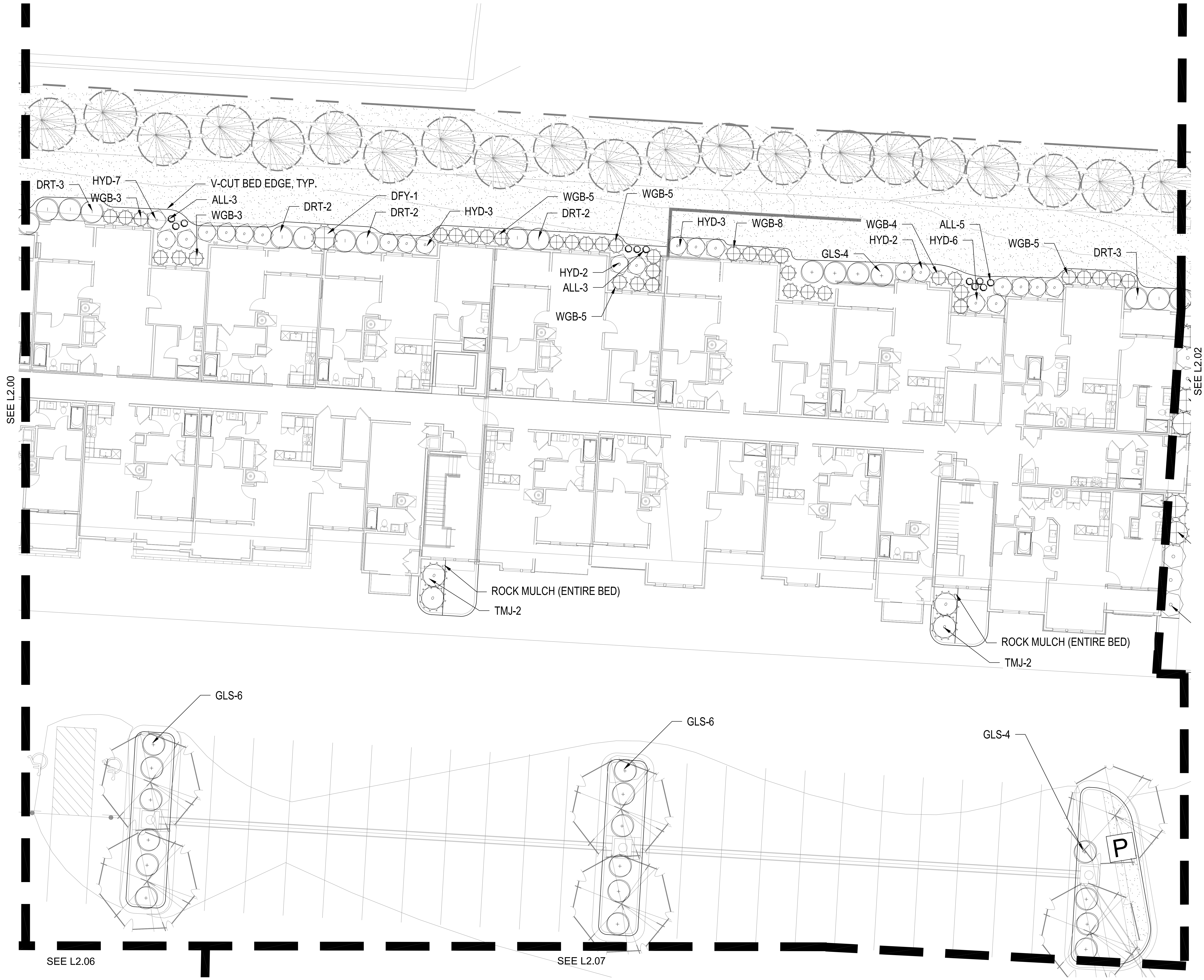
REVISIONS
04.24.25 FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

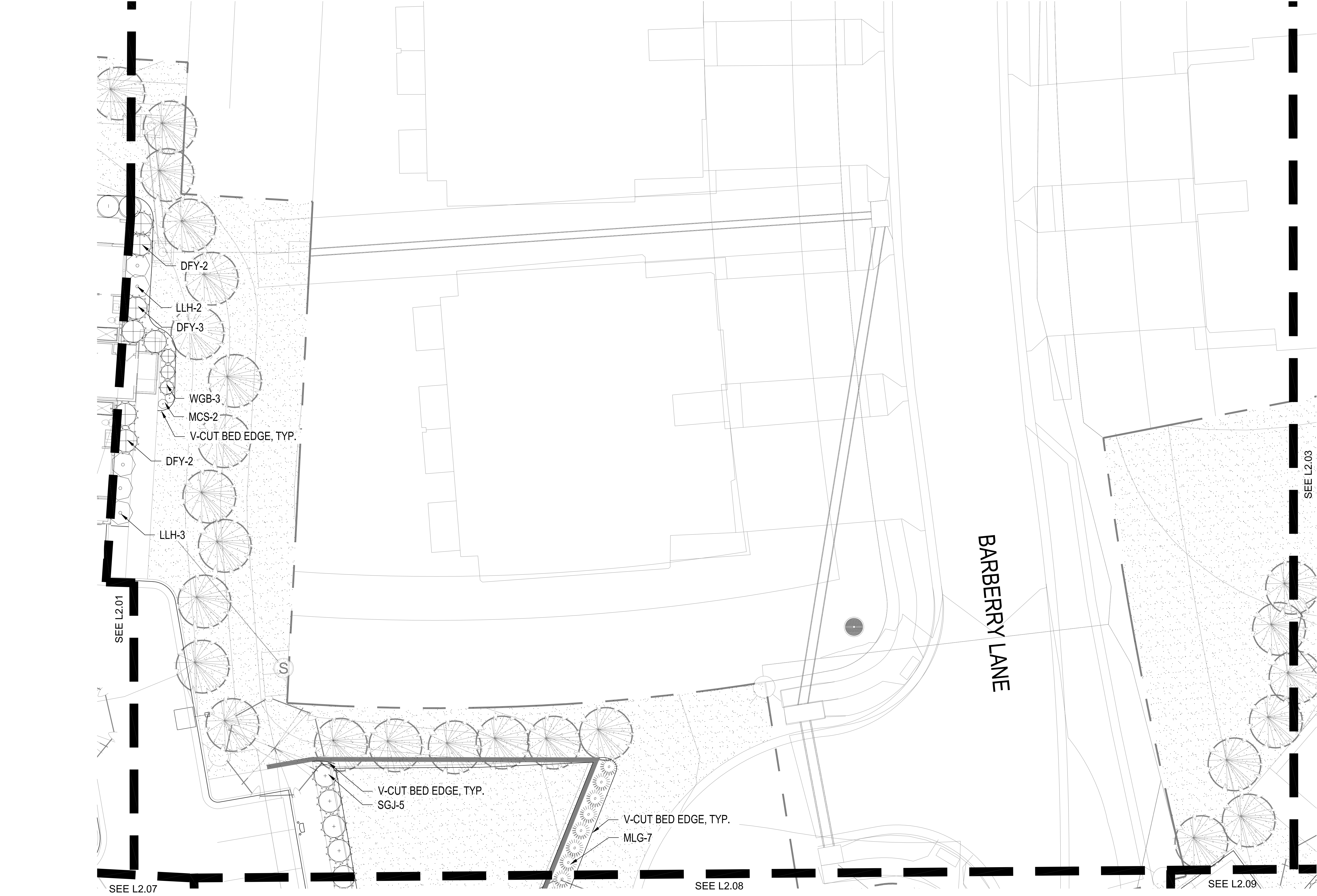
SHEET NO.

L2.01



SHRUB PLANTING PLAN
1" = 10'-0"





SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

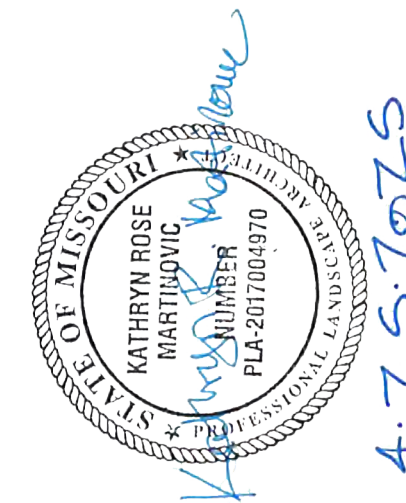
	Common Name	Botanical Name	Size	Notes
Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY	Densaformis Yew	Taxus x media 'Densaformis'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
HXY	Hick's Yew	Taxus x media 'Hick's'	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 'Nelsay'	2 Gal.	
GMS	Goldmound Spiraea	Spiraea 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 Spiraea	Spiraea 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	Lidwell's Big Blue Liriope	Liriope muscari	6" pot.	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR	Vargated Liriope	Liriope muscari variegata	6" pot.	
Perennials				
ALL	Allium	Allium 'Millenium'	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT	Calamint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Daylily	Hammercallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	

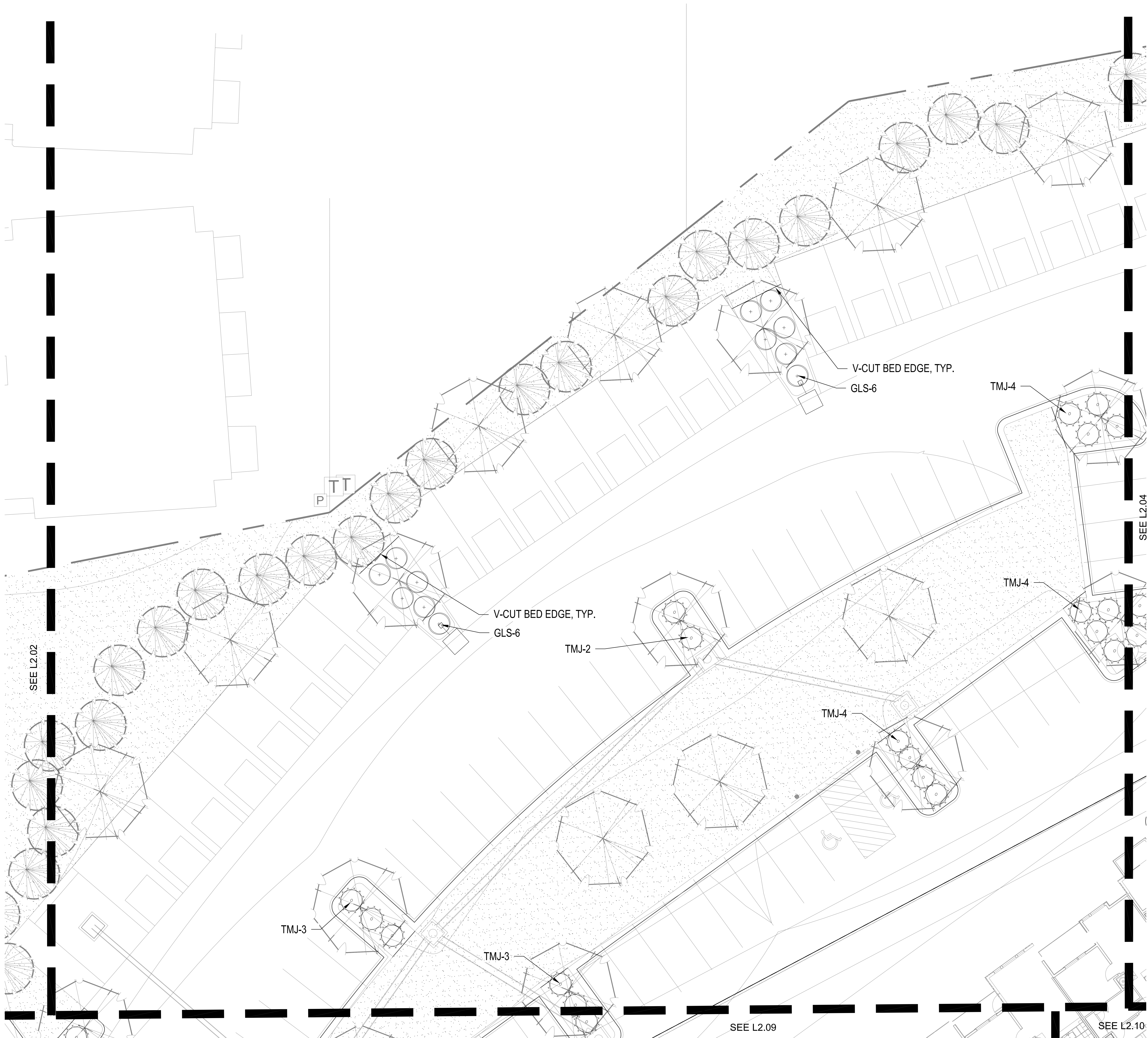
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 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK 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.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
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- STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
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SEEDING & SOD NOTES:

- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
- 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.
- REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
- 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.
- SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 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.
- 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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SHRUB PLANTING PLAN

1" = 10'-0"



KEY PLAN

NTS

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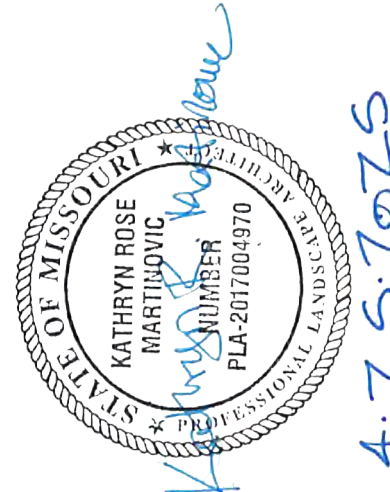
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PRB Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
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GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Baller'	5 Gal.	
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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 Variegated Liriope	Liriope muscari variegata	6" pot.	
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KEY PLAN
NTS

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A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

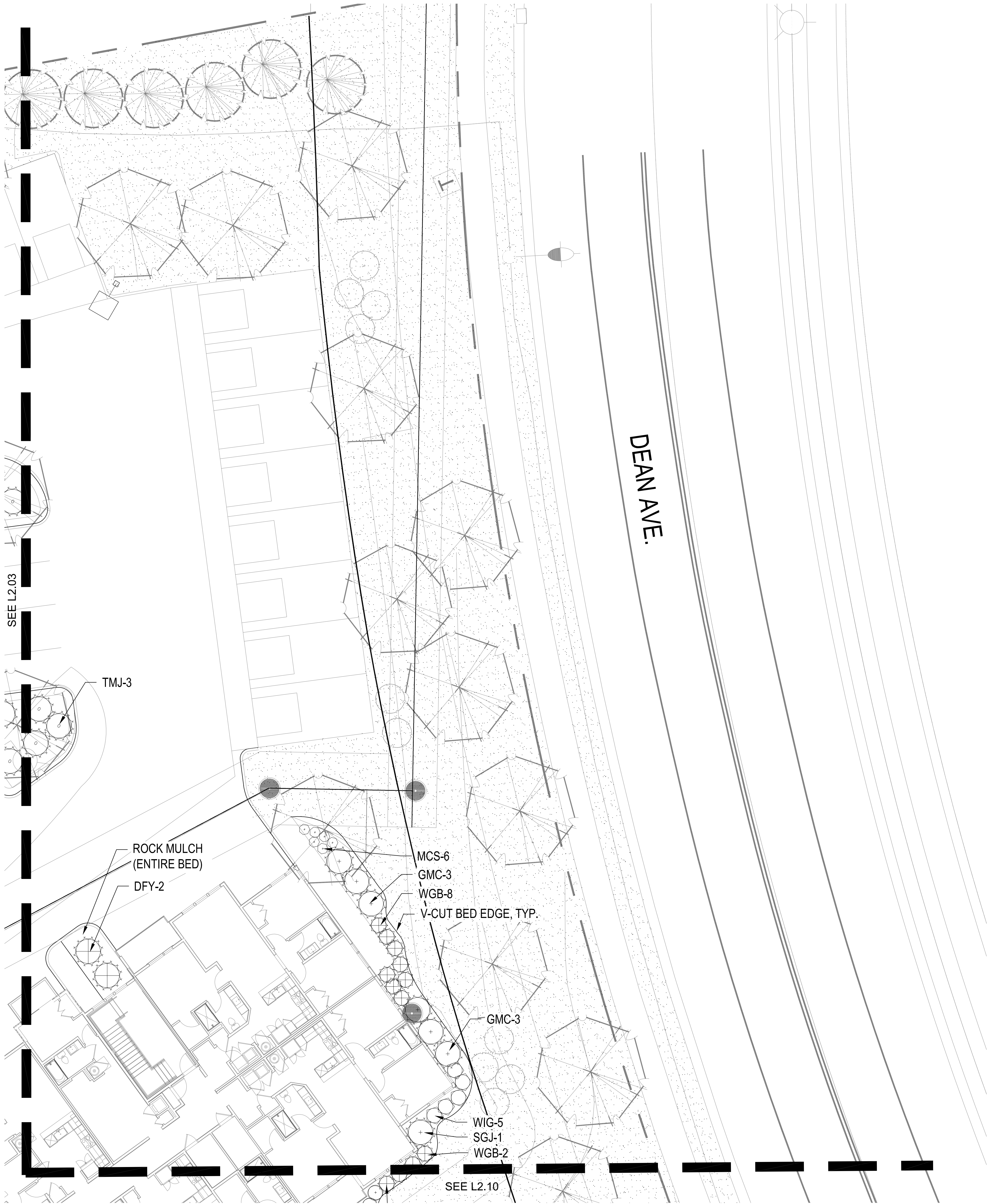
DRAWING RELEASE LOG
● 03.21.25 PROGRESS SET
● 04.03.25 FDP SUBMITTAL
● 04.11.25 100% CD SET

REVISIONS
A 04.24.25 FDP RESUBMITTAL

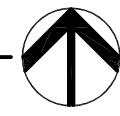
JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.04



SHRUB PLANTING PLAN
1" = 10'-0"





NT:



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DRT Dwarf Red Twig Dogwood	<i>Cornus sericea</i> 'Telickei'	2 gal	
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- 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 ADDITIONAL GRADING 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.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

A NEW MULTIFAMILY DEVELOPMENT:

ICONIC

DRAWING RELEASE LOG

- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTA
- 04.11.25 100% OD SET

△ REVISIONS

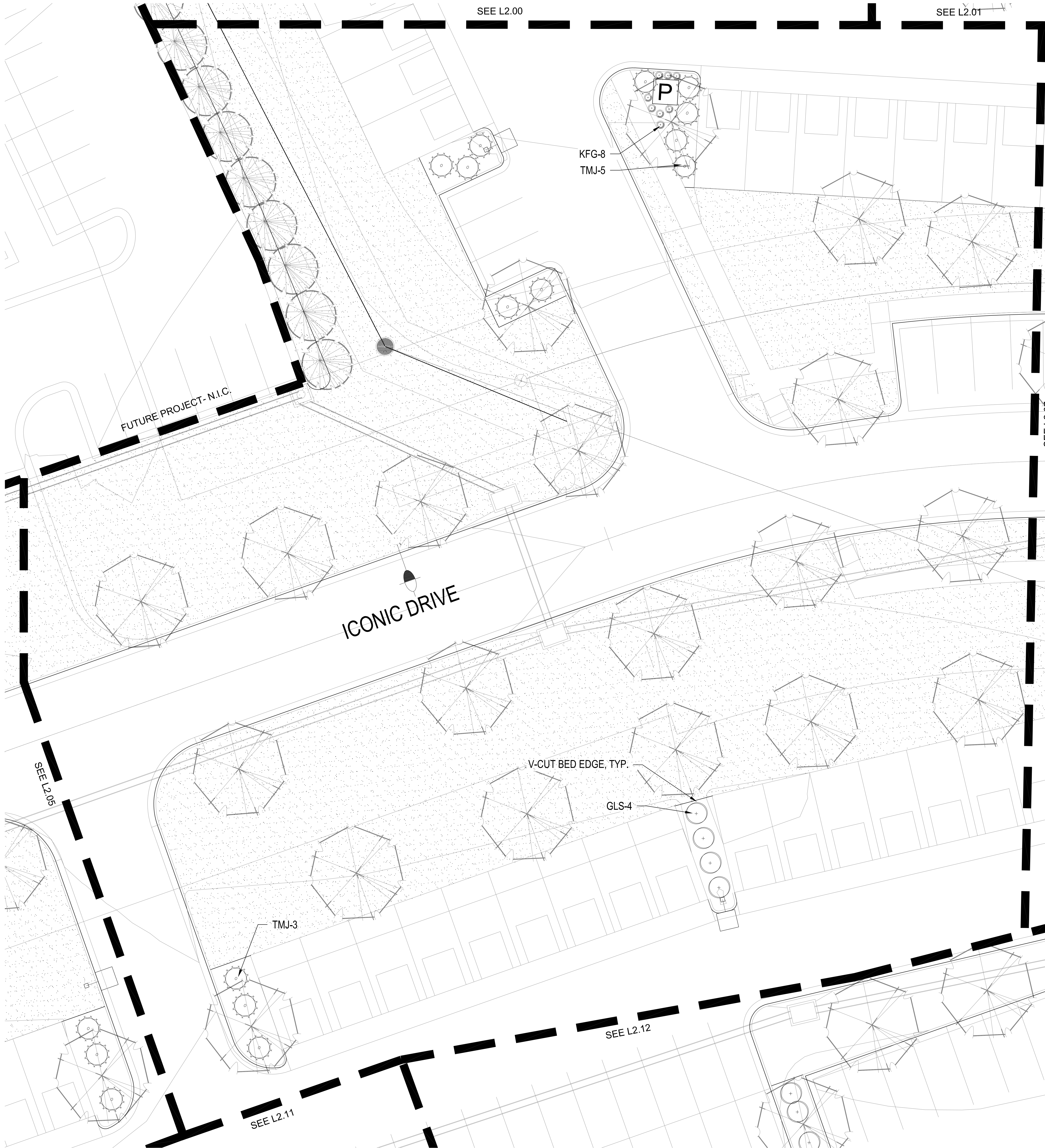
1 04.24.25 FDP RESUBMITTAL

JOB NO. 701821
DRAWN BY KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.05



SHRUB PLANTING PLAN
1" = 10'-0"

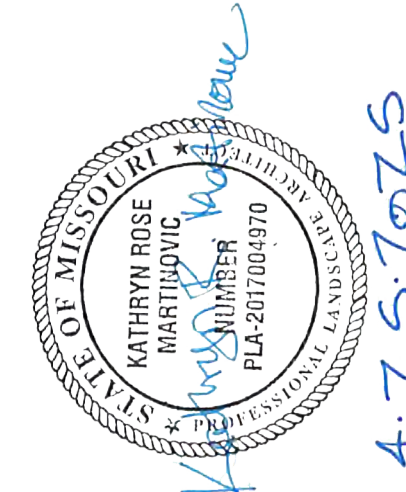


KEY PLAN
NTS

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.	
HGW Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Ht.	8-8.5'
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 'Nelsay'	2 Gal.	
GMS Goldmound Spirea	Spiraea 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	Spiraea 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 Variegated 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	Hemerocallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	

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 - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
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 - REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
 - 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.
 - SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 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.
 - 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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KEY PLAN

NTS

PLANT LIST

Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
BRJ Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY Deniformis Yew	Taxus x media 'Deniformis'	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.	
HXY Hick's Yew	Taxus x media 'Hick's'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	2-4'	8-10'
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 'Kelsey'	2 Gal.	
GMS Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Ballerina'	5 Gal.	
MSG Magic Carpet Spirea	Spiraea 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.	
LR Tidwell's Big Blue Liriope	Liriope muscari	6" pot.	
MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR Variegated Liriope	Liriope muscari variegata	6" pot.	
Perennials			
ALL Allium	Allium 'Millenium'	1 Gal.	
BES Black Eyed Susan	Rudbeckia hirta	1 Gal.	
CAT Calamint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
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MSG Meadow Sage	Salvia nemorosa	1 Gal.	

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SEEDING & SOD NOTES:

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- SEEDING OPTIONS:
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A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

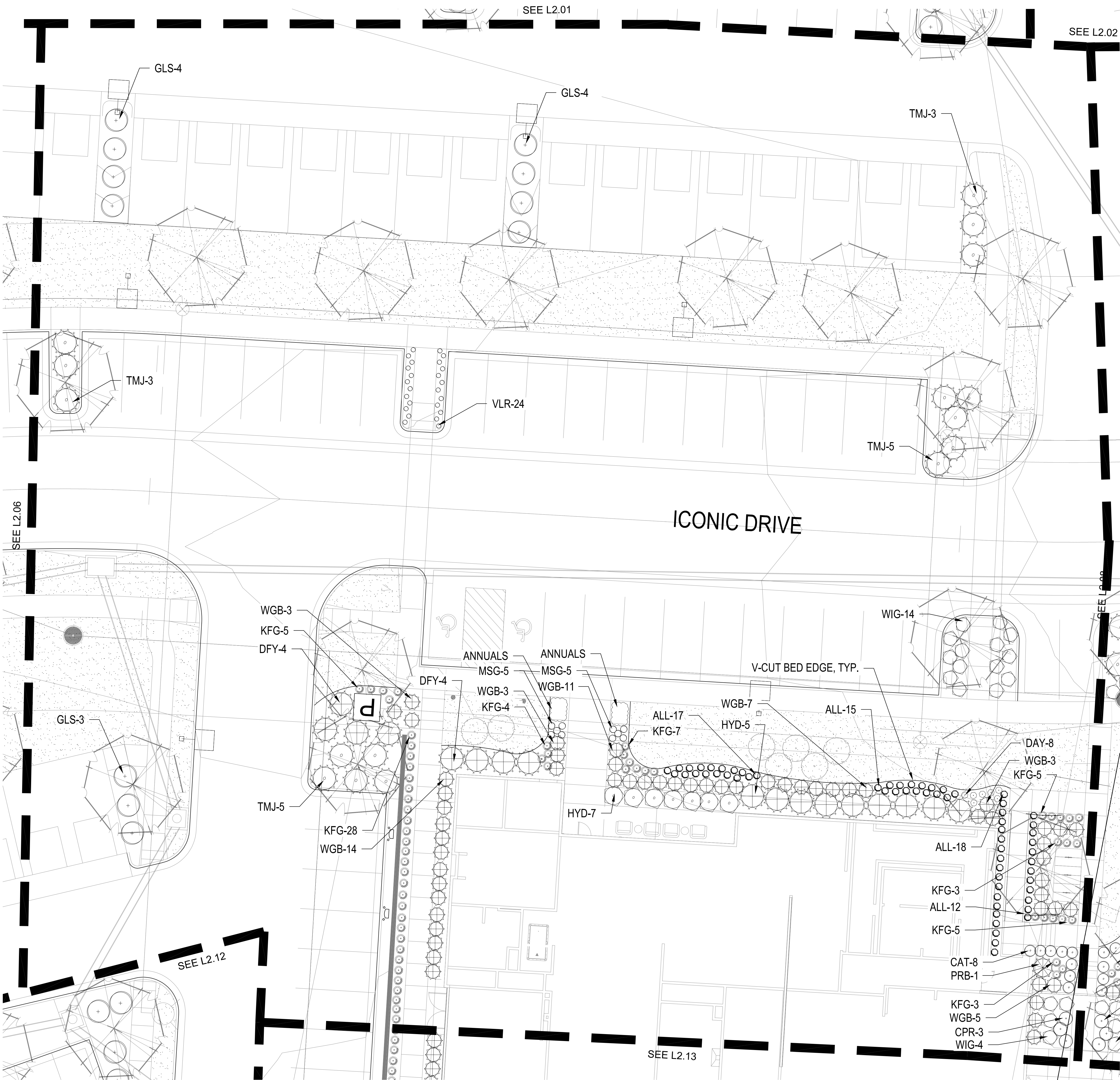
DRAWING RELEASE LOG
#13.21.25 PROGRESS SET
#4.03.25 PDF SUBMITTAL
#4.11.25 100% CD SET

REVISIONS
04.24.25 PDF RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
PDF RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.07



SHRUB PLANTING PLAN

1" = 10'-0"



KEY PLAN

NTS

PLANT LIST

Common Name	Botanical Name	Size	Notes
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MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
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REVISIONS

04.24.25 FDP RESUBMITTAL

JOB NO.
701821

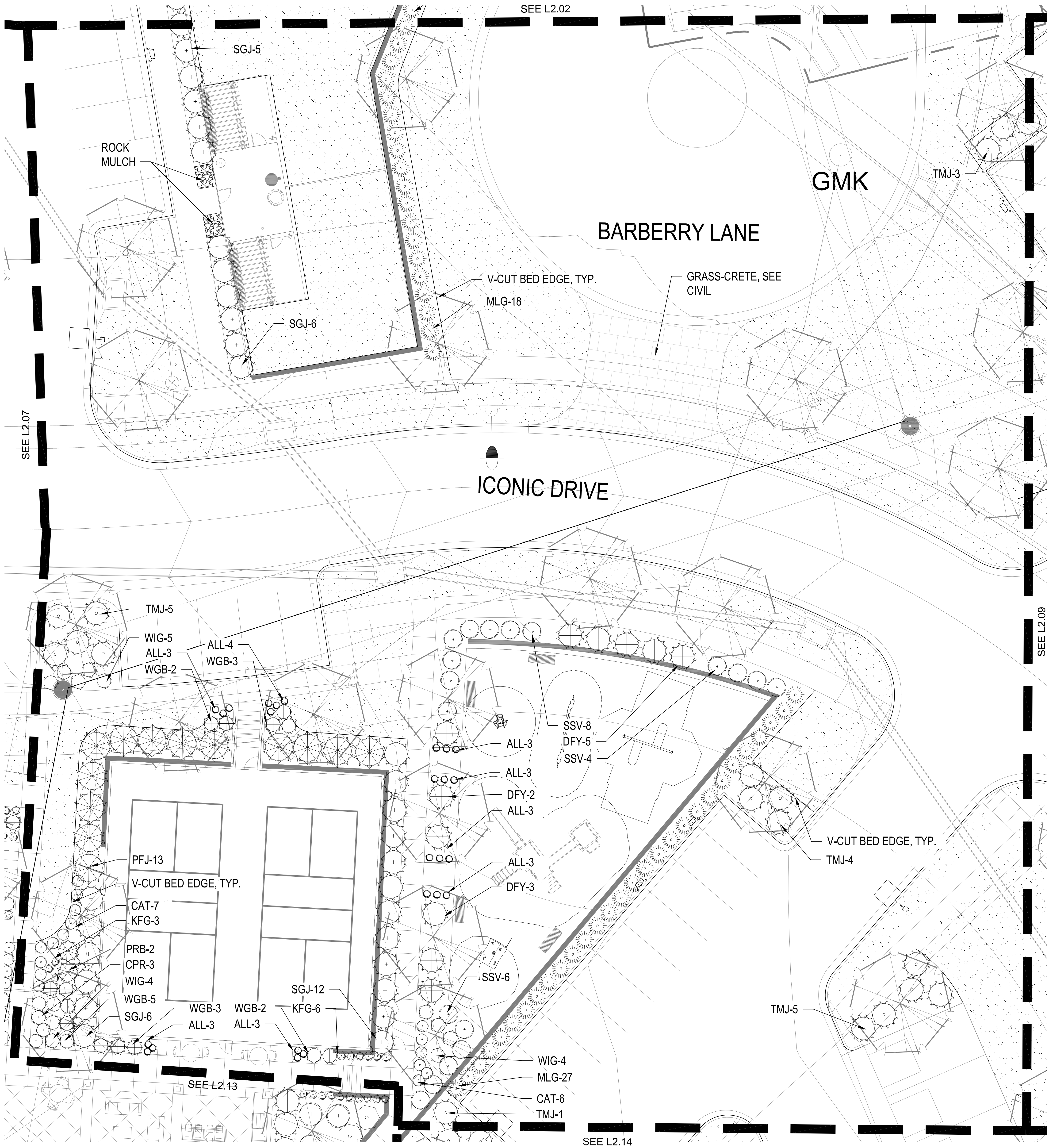
DRAWN BY
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SHEET NAME
SHRUB PLANTING

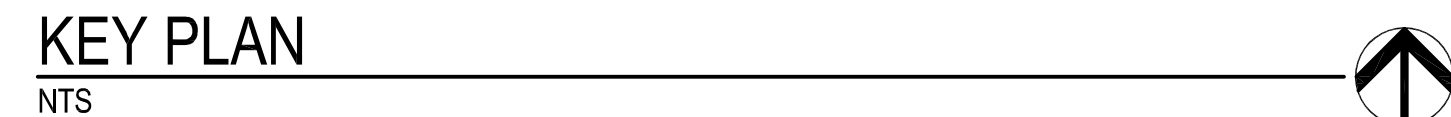
SHEET NO.

L2.08



SHRUB PLANTING PLAN

1" = 10'-0"



Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
BRJ Blue Rug Juniper	<i>Juniperus horizontalis</i> 'Blue Rug'	5 gal.	
DPY Dwarfansiform Yew	<i>Taxus x media</i> 'Densiformis'	5 gal.	
GBR Green Gem Boxwood	<i>Buxus x</i> 'Green Gem'	5 gal.	24-36"
GAC Gold Mold Cypress	<i>Chamaecyparis palmeri</i> 'Yellow Thread Branch'	5 gal.	
HGW Hawk Yew	<i>Taxus x media</i> 'Hedley'	5 gal.	
PFJ Perfecta Juniper	<i>Juniperus chinensis</i> 'Perfecta'	5 ft.	B&B
PMJ Green Mountain Boxwood (Pyramidal)	<i>Buxus microphylla</i> 'Green Mountain'	5 gal.	
SGL Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 gal.	24-30"
TMJ Tamar Juniper	<i>Juniperus sabinna</i> 'Tamaris-orientalis'	5 gal.	
WGB Winter Green Boxwood	<i>Juniperus chinensis</i> 'Winter Green'	5 gal.	24-36"
Deciduous Shrubs			
CRP Carpet Rose-Pink	<i>Rosa</i> 'Flower Carpet Pink'	2 gal.	
DKF Dwarf Korean Lilac	<i>Syringa reticulata</i> 'Palibori'	2 gal.	
DRT Dwarf Red Twig Dogwood	<i>Cornus sericea</i> 'Kelsay'	2 gal.	
GMS Goldmound spirea	<i>Spiraea japonica</i> 'Goldmound'	2 gal.	
GLS Low Lime Spirea	<i>Spiraea almatolica</i> 'Gloire de Hollande'	2 gal.	
HYD Endless Summer Hydrangea	<i>Hydrangea macrophylla</i> 'Bailmer'	2 gal.	
MCS Magic Carpet Spirea	<i>Spiraea japonica</i> 'Magic Carpet'	2 gal.	
SLS Summer Snowflake Spirea	<i>Spiraea alba</i> x <i>vanoussumum</i> 'Summer Snowflake'	2 gal.	
WV Spotted Wine Weigela	<i>Weigela florida</i> 'Spotted Wine'	2 gal.	
Grasses			
KFC Kai Foerster Grass	<i>Calamagrostis x acutiflora</i> 'Kai Foerster'	2 gal.	
LTR Tidwell's Big Blue Liriope	<i>Liriope muscari</i>	8" pot	
MLG Morning Light Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'	8" pot	
VLR Variegated Liriope	<i>Liriope muscari</i> variegata	8" pot	
Perennials			
ALL Allium	<i>Allium</i> 'Milenum'	1 gal.	
BES Black Eye Susan	<i>Rudbeckia hirta</i>	1 gal.	
CAT Catmint	<i>Nepeta x faasseni</i> 'Walker's Little'	1 gal.	
DAY Daylily	<i>Hemerocallis</i> 'Black Eye Stella' or 'Little Business'	1 gal.	
MSL Meadow Spirea	<i>Spiraea nemerosa</i>	1 gal.	

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 GROUND COVER 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 GRAY 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.

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1.F 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.D, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.4 FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
- 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. **SOWS AND 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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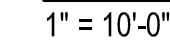
RAYMORE, MISSO

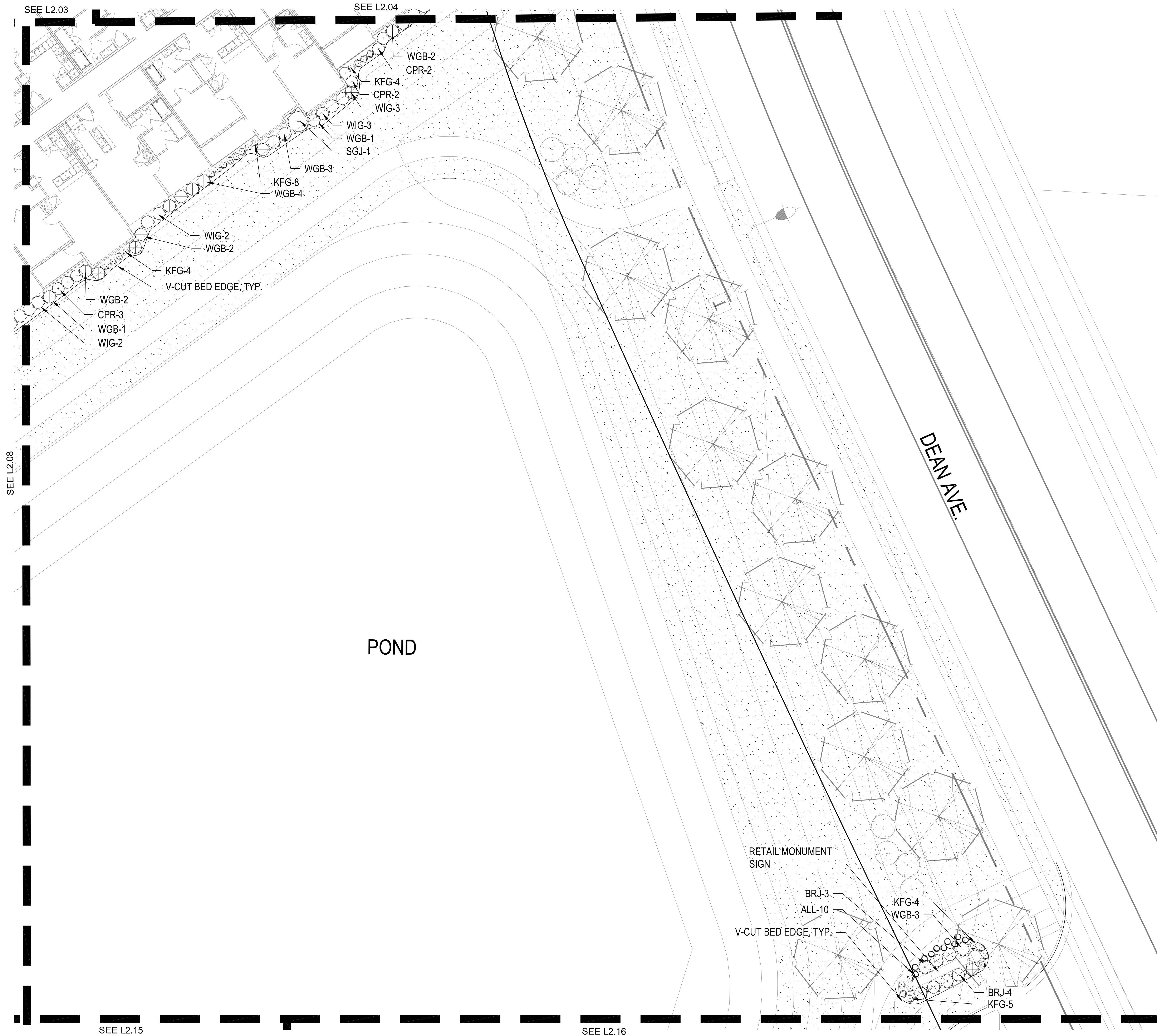
DRAWING RELEASE LOG

- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTAL
- 04.11.25 100% DD SET

SHEET NAME
SHRUB PLANTING

L2.09

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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.	
HGW Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 H.	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 'Keiskei'	2 Gal.	
GMS Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Baller'	5 Gal.	
MCS Magic Carpet Spirea	Spiraea 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.	
LR Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VL R Variegated 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	Heimericallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	

GENERAL NOTES:

- 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.
- 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:
 - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- 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.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
- STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
- 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.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- 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.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
- 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.
- REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
- 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.
- SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 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.
- 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.
- IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

SHRUB PLANTING PLAN
1" = 10'-0"



PLANT LIST

GENERAL NOTES:

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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.
 - 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.
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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 PLANTED 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 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 DISTRIBUTION & 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.

DRAWING RELEASE LOG

- 03.21.25 PROGRESS SET
- 04.03.25 FDP SUBMITTAL
- 04.11.25 100% DD SET

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

SHEET NO.

SHEET NO.
L2.11

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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 Densoformis Yew	Taxus x media 'Densoformis'	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.	
HGW Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Ht.	8-10'
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.	
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GMS Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Ballerina'	5 Gal.	
MCS Magic Carpet Spirea	Spiraea 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.	
LR Tidwell's Big Blue Liriope	Liriope muscari	6" pot.	
MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR Variegated 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	Heimericallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	

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 - A CREEPING GROUND COVER SHALL BE A MINIMUM OF 8" 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.
- 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.
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- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- 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.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
- 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.
- REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
- 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.
- SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 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.
- SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDING AREAS WITH SLOPES NOT EXCEEDING 6:1 (15:1%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.



Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
BRJ Blue Rug Juniper	<i>Juniperus horizontalis</i> 'Blue Rug'	5 Gal.	
DRY Dwarfansiform Yew	<i>Taxus x media</i> 'Dwarfansiform'	5 Gal.	
GGB Green Gem Boxwood	<i>Buxus x</i> 'Green Gem'	5 Gal.	24-36"
GMC Gold Mold Cypress	<i>Chamaecyparis pisifera</i> 'Thread Branch'	5 Gal.	
HGW Hicks Yew	<i>Taxus x media</i> 'Hicksii'	5 Gal.	
PFJ Perfect Juniper	<i>Juniperus chinensis</i> 'Perfecta'	5 Ft.	B&B
PMJ Green Mountain Boxwood (Pyramidal)	<i>Buxus microphylla</i> 'Green Mountain'	5 Gal.	
SGJ Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 Gal.	24-30"
TMJ Tamar Juniper	<i>Juniperus sabina</i> 'Tamariscifolia'	5 Gal.	
WGB Winter Green Boxwood	<i>Buxus microphylla</i> 'Winter Green'	5 Gal.	24-36"
Deciduous Shrubs			
CPR Carpet Rose-Prick	<i>Rosa</i> 'Flower Carpet Pink'	2 Gal.	
DKL Dwarf Korean Laquer	<i>Erythrina yunnan</i> 'Pavilion'	2 Gal.	
DRT Dwarf Red Twig Dogwood	<i>Cornus sericea</i> 'Kelsey'	2 Gal.	
GMS Goldmound spirea	<i>Spiraea japonica</i> 'Goldmound'	2 Gal.	
GLS Low Lime Spirea	<i>Spiraea alantica</i> 'Gloire de France'	2 Gal.	
HYS Endless Summer Hydrangea	<i>Hydrangea macrophylla</i> 'Balsame'	5 Gal.	
MCS Magic Carpet Spirea	<i>Spiraea japonica</i> 'Magic Carpet'	2 Gal.	
SSJ Summer Snowflake Spirea	<i>Spiraea japonica</i> 'Summer Snowflake'	2 Gal.	
WVJ Spotted Wine Weigela	<i>Weigela florida</i> 'Spotted Wine'	2 Gal.	
Grasses			
KFC Kai Foerster Grass	<i>Calamagrostis x acutiflora</i> 'Kai Foerster'	2 Gal.	
LTR Tidwell's Big Blue Liriope	<i>Liriope muscari</i>	6" pot	
MLG Morning Light Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'	2 Gal.	
VLR Variegated Liriope	<i>Liriope japonica</i> 'variegata'	6" pot	
Perennials			
ALL Allium	<i>Allium</i> 'Millenium'	1 Gal.	
BES Black Eye Susan	<i>Rudbeckia hirta</i>	1 Gal.	
CAT Catmint	<i>Nepeta x faassettii</i> 'Walker's Low'	1 Gal.	
DAY Daylily	<i>Helianthus</i> 'Black Eye Susan' or 'Little Business'	1 Gal.	
MSJ Meadow Sage	<i>Salvia nemorosa</i>	1 Gal.	

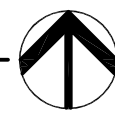
1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATER 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 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 IRIGATION.
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 EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

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 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.F 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 GUIDELINES & 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.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.



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.	
HGW Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 H.	8-8.5
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 'Kelsey'	2 Gal.	
GMS Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Baller'	5 Gal.	
MCS Magic Carpet Spirea	Spiraea 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.	
LR Tidwell's Big Blue Liriope	Liriope muscari	6" pot.	
MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR Variegated 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	Hemerocallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	

GENERAL NOTES:

- 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.
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 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
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- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
- STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
- 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.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- 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.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
- 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.
- REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
- 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.
- SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 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.
- 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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A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
#10.21.25 PROGRESS SET
#4.03.25 FDP SUBMITTAL
#4.11.25 100% DD SET

REVISIONS
04.24.25 FDP RESUBMITTAL

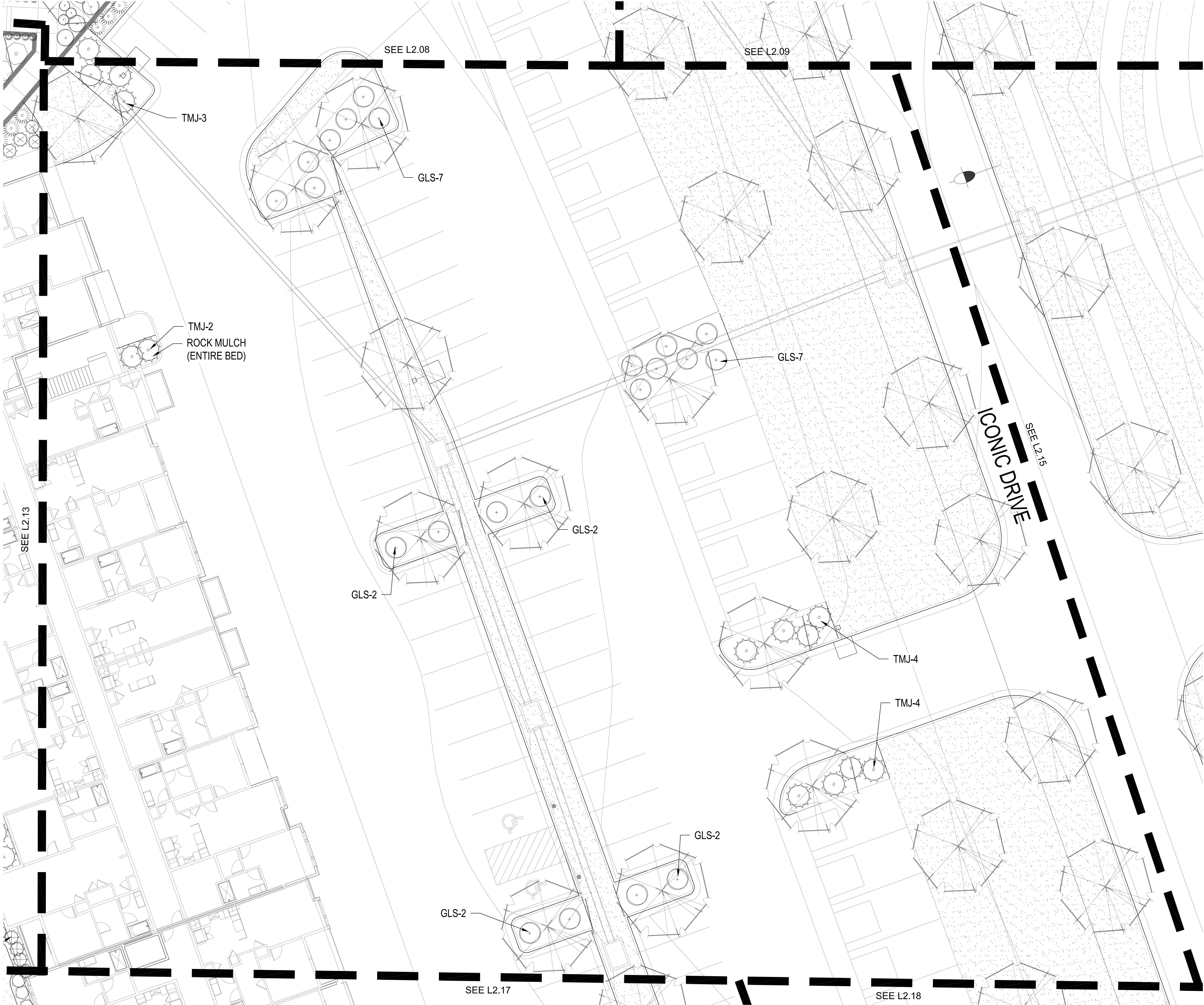
JOB NO.
701821
DATE
04.24.25

DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

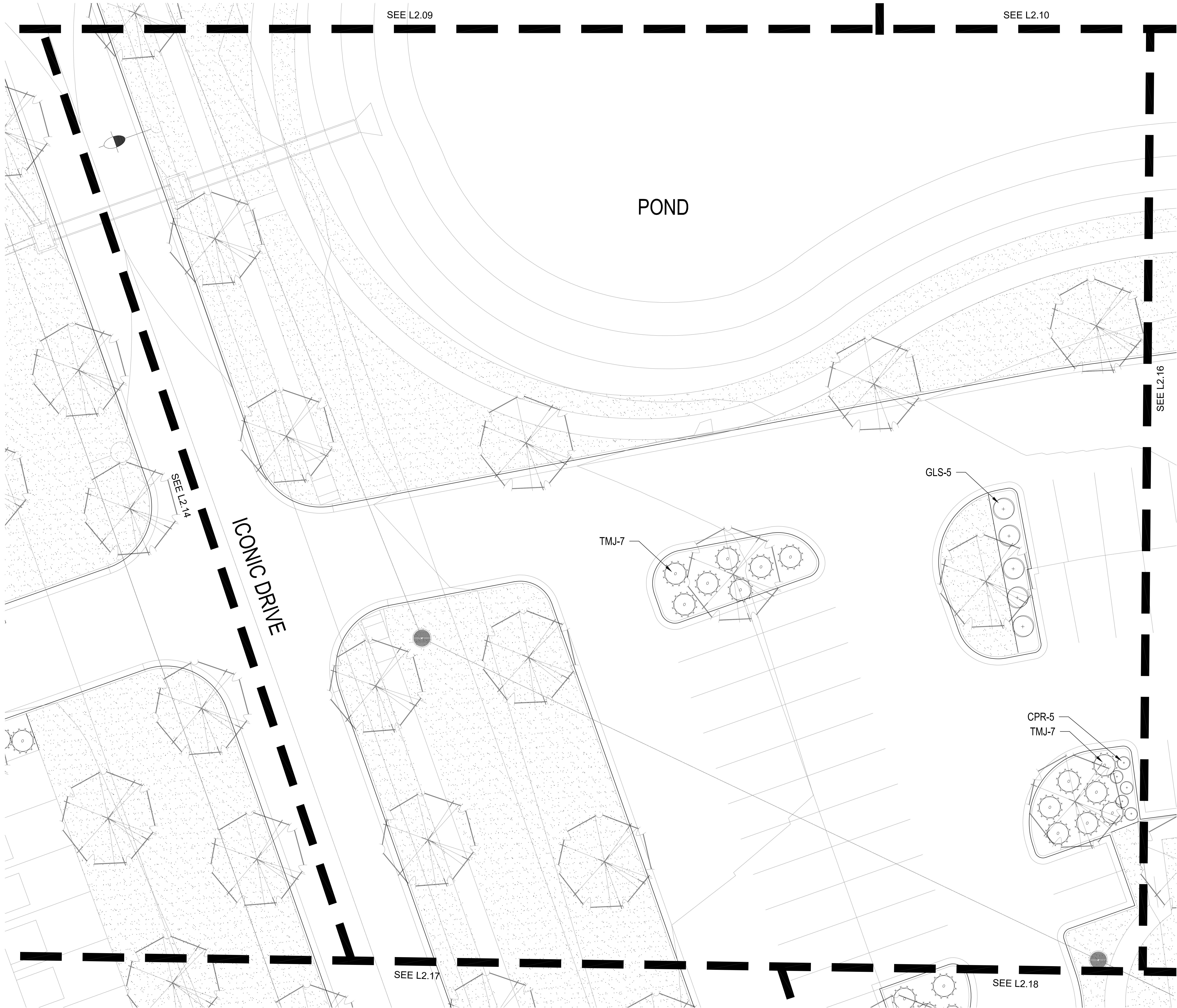
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SHRUB PLANTING PLAN

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 Densaformis Yew	Taxus x media 'Densaformis'	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.	
HXY Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Ht.	8-8.5
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 'Kelesay'	2 Gal.	
GMS Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Baller'	5 Gal.	
MCS Magic Carpet Spirea	Spiraea 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.	
VLIR Variegated 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	Hemerocallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	

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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.	
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HGW Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	2 Ht.	8-8.5
PRB Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
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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.	
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Perennials			
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CAT Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
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 - 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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- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
- STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
- 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.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- 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.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
- 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.
- REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
- 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.
- SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 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.
- 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. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
#10.21.25 PROGRESS SET
#4.03.25 FDP SUBMITTAL
#4.11.25 100% CD SET

REVISIONS
#4.24.25 FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

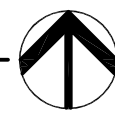
SHEET NO.

L2.16



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.	
HGW Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	2 Ht.	8-8.5
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 'Nelsay'	2 Gal.	
GMS Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Ballerina'	5 Gal.	
MGJ Magic Carpet Spirea	Spiraea 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.	
LR Tidwell's Big Blue Liriope	Liriope muscari	6" pot.	
MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLR Variegated 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	Heimericallis '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 GROUND COVER 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.
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 8. REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
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 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:
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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.
 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.
 7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

SHRUB PLANTING PLAN

1" = 10'-0"



A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
#13.21.25 PROGRESS SET
#14.01.25 FDP SUBMITTAL
#14.12.25 100% DD SET

REVISIONS
#14.24.25 FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.17



Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
BRJ Blue Rug Juniper	<i>Juniperus horizontalis</i> 'Blue Rug'	5 Gal.	
DPY Dwarf Nandina	<i>Nandina x media</i> 'Dwarf Nandina'	5 Gal.	
GBG Green Gem Boxwood	<i>Buxus x Green Gem</i>	5 Gal.	24-36"
GCY Green Gold Cypress	<i>Chamaecyparis pisifera</i> 'Yellow Thread Branch'	5 Gal.	
HWW Hick's Yew	<i>Taxus x media</i> 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	<i>Juniperus chinensis</i> 'Perfecta'	5 Ht.	B&B
PGM Green Mountain Boxwood (Pyramidal)	<i>Buxus microcarpa</i> 'Green Mountain'	5 Gal.	
SGJ Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 Gal.	24-30"
TMJ Tam Juniper	<i>Juniperus sabina</i> 'Tamariscifolia'	5 Gal.	
WGB Winter Green Boxwood	<i>Buxus microcarpa</i> 'Winter Green'	5 Gal.	24-36"
Deciduous Shrubs			
CPR Carpet Rose-Pink	<i>Rosa</i> 'Flower Carpet Pink'	2 Gal.	
DKJ Dwarf Korean Lane	<i>Syringa meyeri</i> 'Dallii'	2 Gal.	
DWR Dwarf Red Twig Dogwood	<i>Cornus sericea</i> 'Red Twig'	2 Gal.	
GMS Goldmond spirea	<i>Spiraea japonica</i> 'Goldmond'	2 Gal.	
GLS Glow Low Spirea	<i>Spiraea americana</i> 'Glow Low'	2 Gal.	
HYD Endless Summer Hydrangea	<i>Hydrangea macrophylla</i> 'Bailmer'	5 Gal.	
MGC Magic Carpet Spirea	<i>Spiraea japonica</i> 'Magic Carpet'	2 Gal.	
SSM Summer Snowflake Viburnum	<i>Viburnum plicatum</i> v. <i>tomentosum</i> 'Summer Snowflake'	2 Gal.	
WGL Spilled Wine Weigela	<i>Weigela florida</i> 'Spilled Wine'	2 Gal.	
Grasses			
KFO Karl Foerster Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	2 Gal.	
LR Tidwell's Blue Blue Linopie	<i>Lirioden muscari</i>	6" pot	
MG Morning Light Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'	2 Gal.	
VLR Variegated Linopie	<i>Lirioden muscari</i> variegata	6" pot	
Perennials			
ALL Allium	<i>Allium 'Millennium'</i>	1 Gal.	
BES Black Eyed Susan	<i>Rudbeckia hirta</i>	1 Gal.	
CAT Catmint	<i>Nepeta x faasseni</i> 'Walker's Loam'	1 Gal.	
DAL Daylily	<i>Hemerocallis</i> 'Black Eyed Daisy', or 'Little Business'	1 Gal.	
MAGE Meadow Sage	<i>Salvia nemorosa</i>	1 Gal.	

1. EACH PLANTER 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.
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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.
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13. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
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3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
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5. SEEDING OPTIONS:
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 - 5.2. BROADCASTING - 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.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

$$1'' = 10^{-6} \text{ m}$$



1" = 10'-0"



1" = 10'-0"



NTS

GENERAL NOTES:

- SEEDING & SOD NOTES:

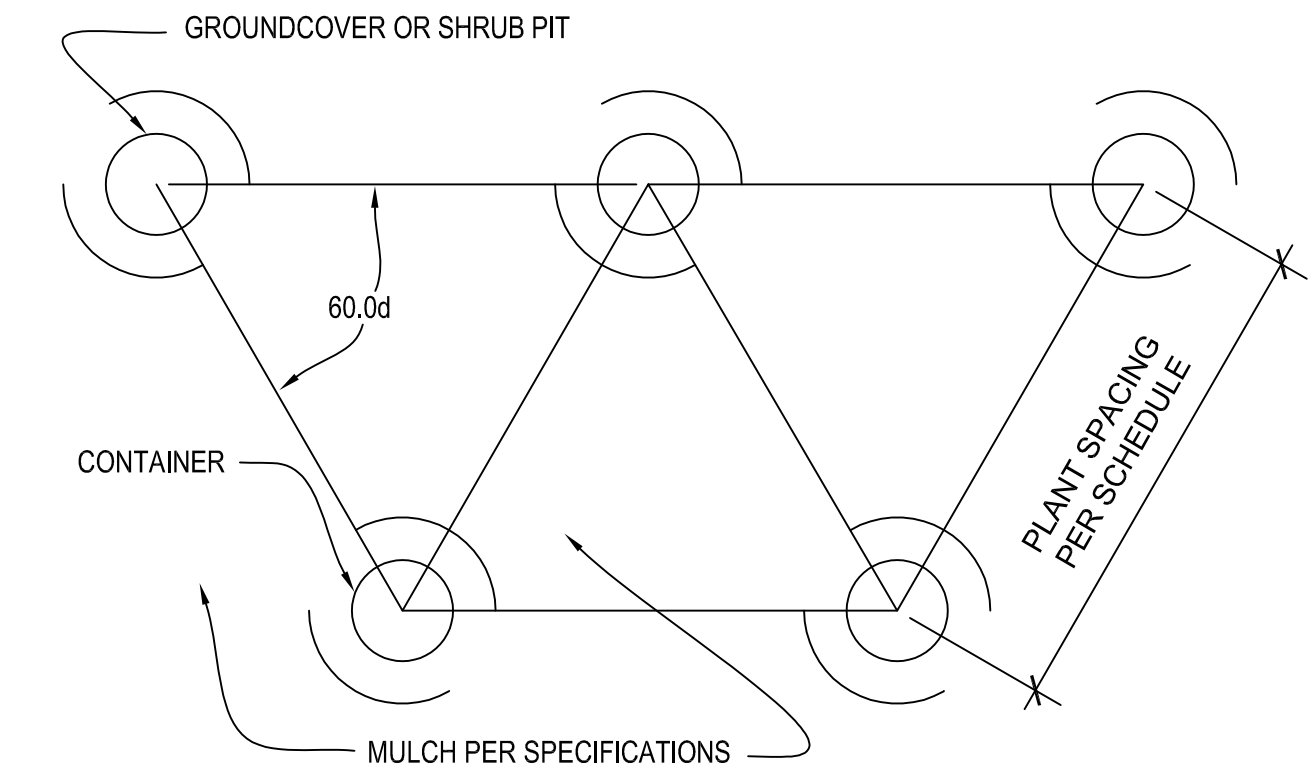
- REVISIONS
1 04.24.25 FDP RES

SHEET NAME
SHRUB PLANTING

SHEET NO.

Page 147 of 173

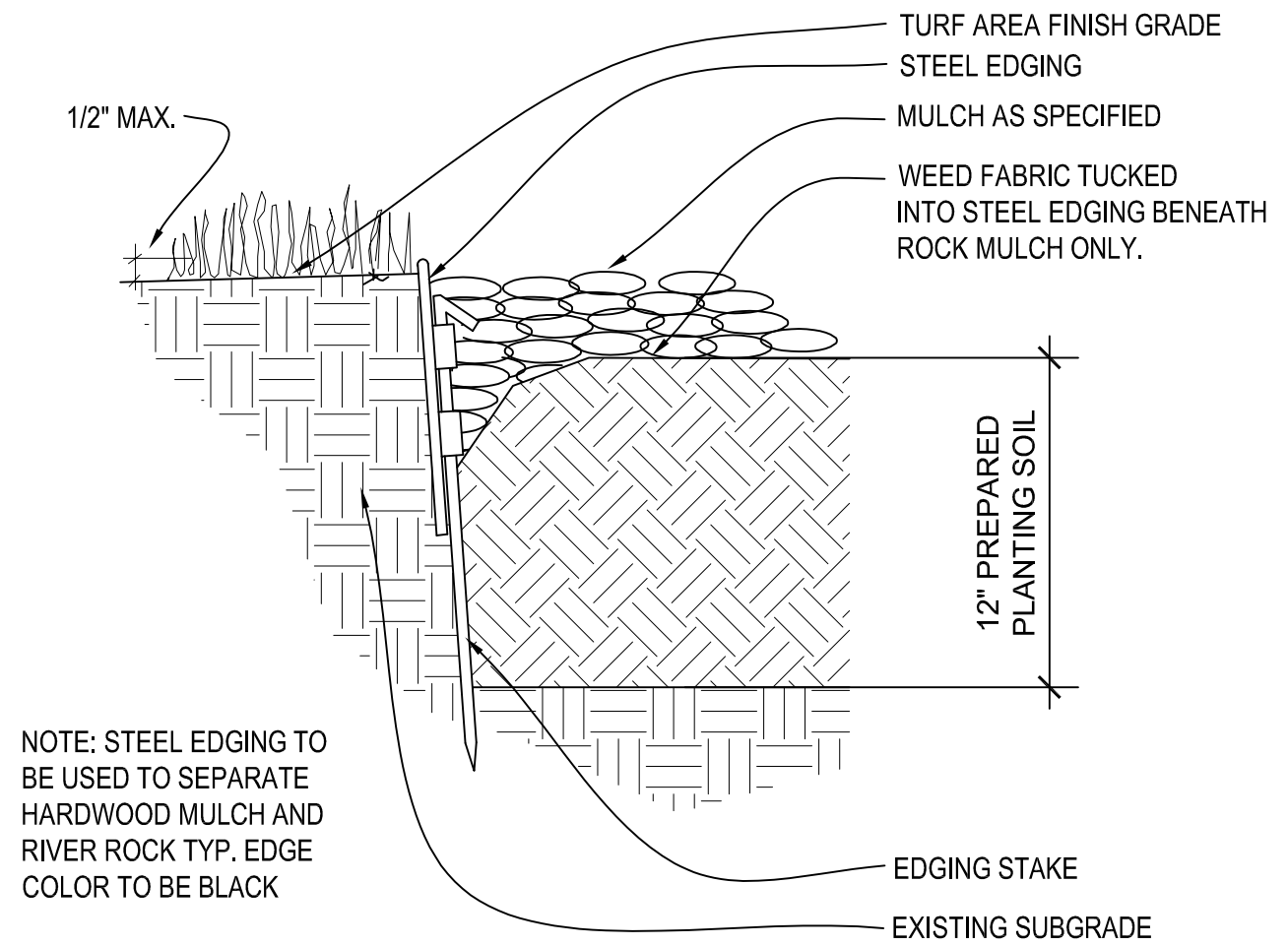
Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



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.

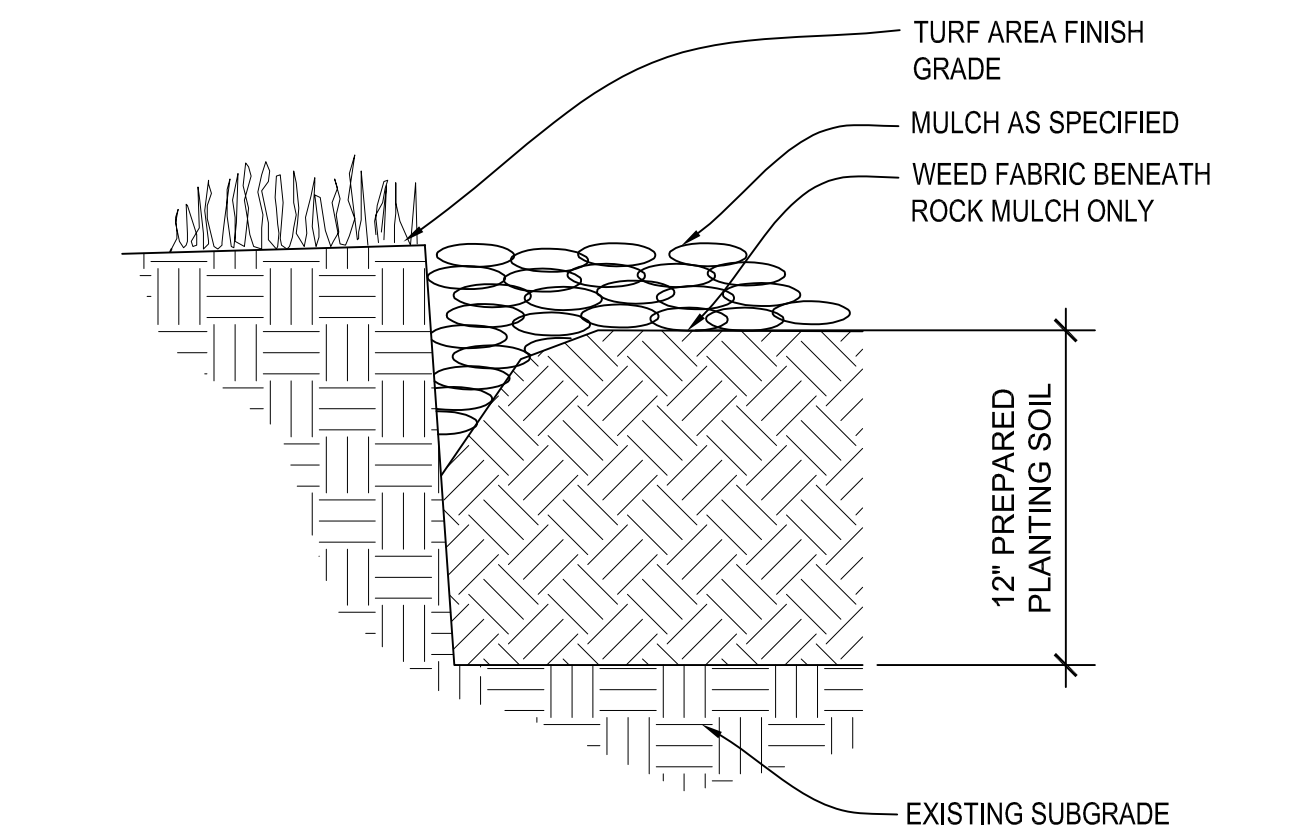
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NOT TO SCALE



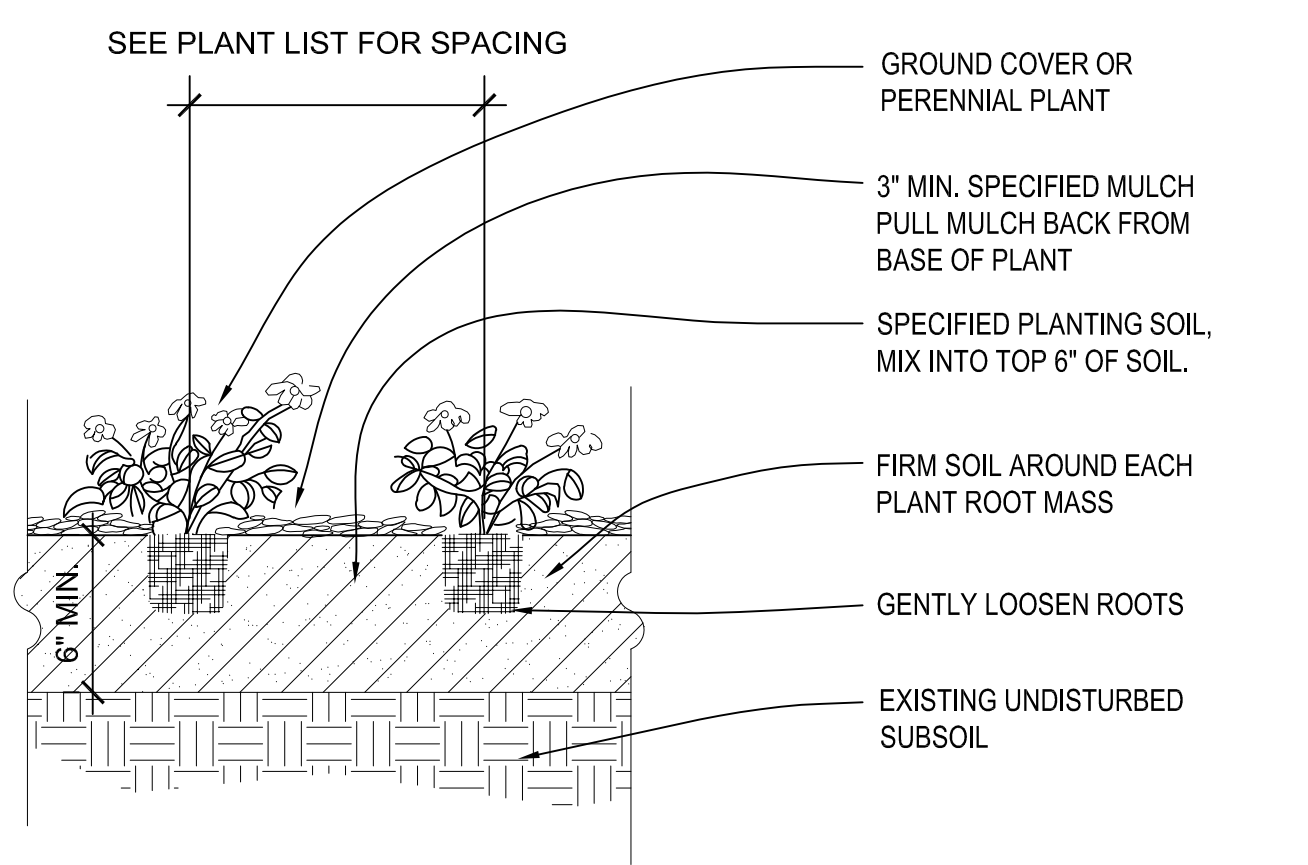
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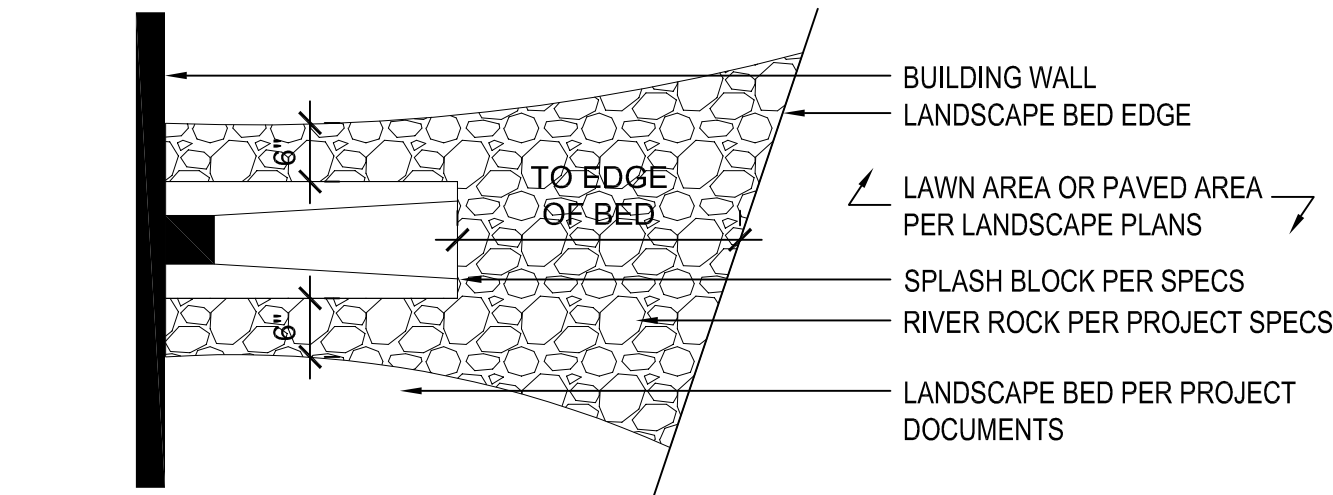
8 V-CUT EDGING DETAIL

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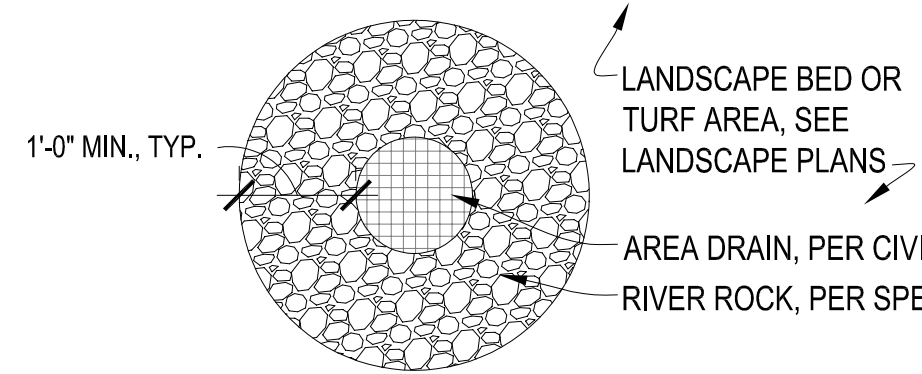
7 PERENNIAL & GROUND COVER PLANTING

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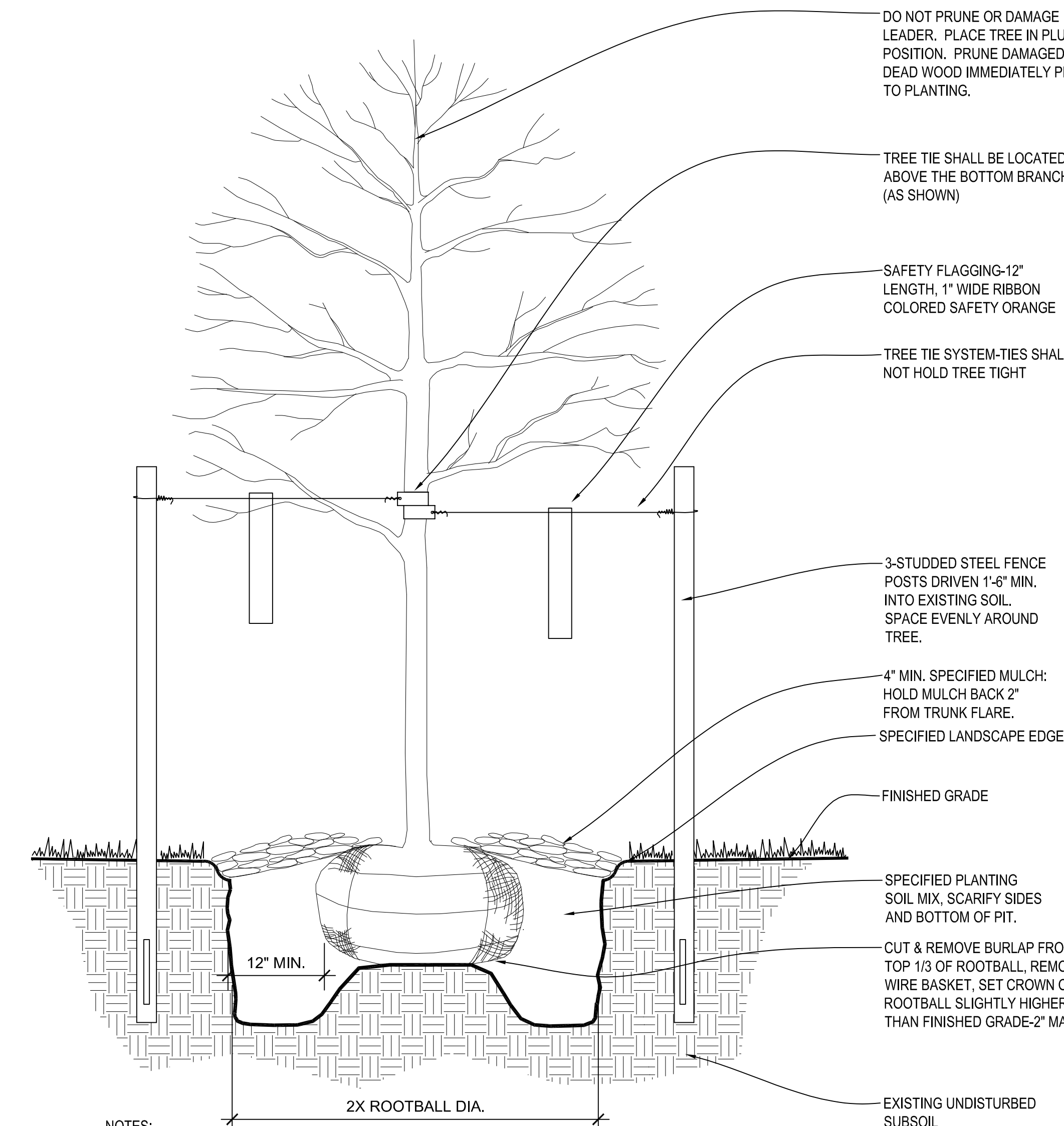
6 DOWNSPOUT/SPLASH BLOCK DETAIL

NOT TO SCALE



5 LANDSCAPE AREA DRAIN DETAIL

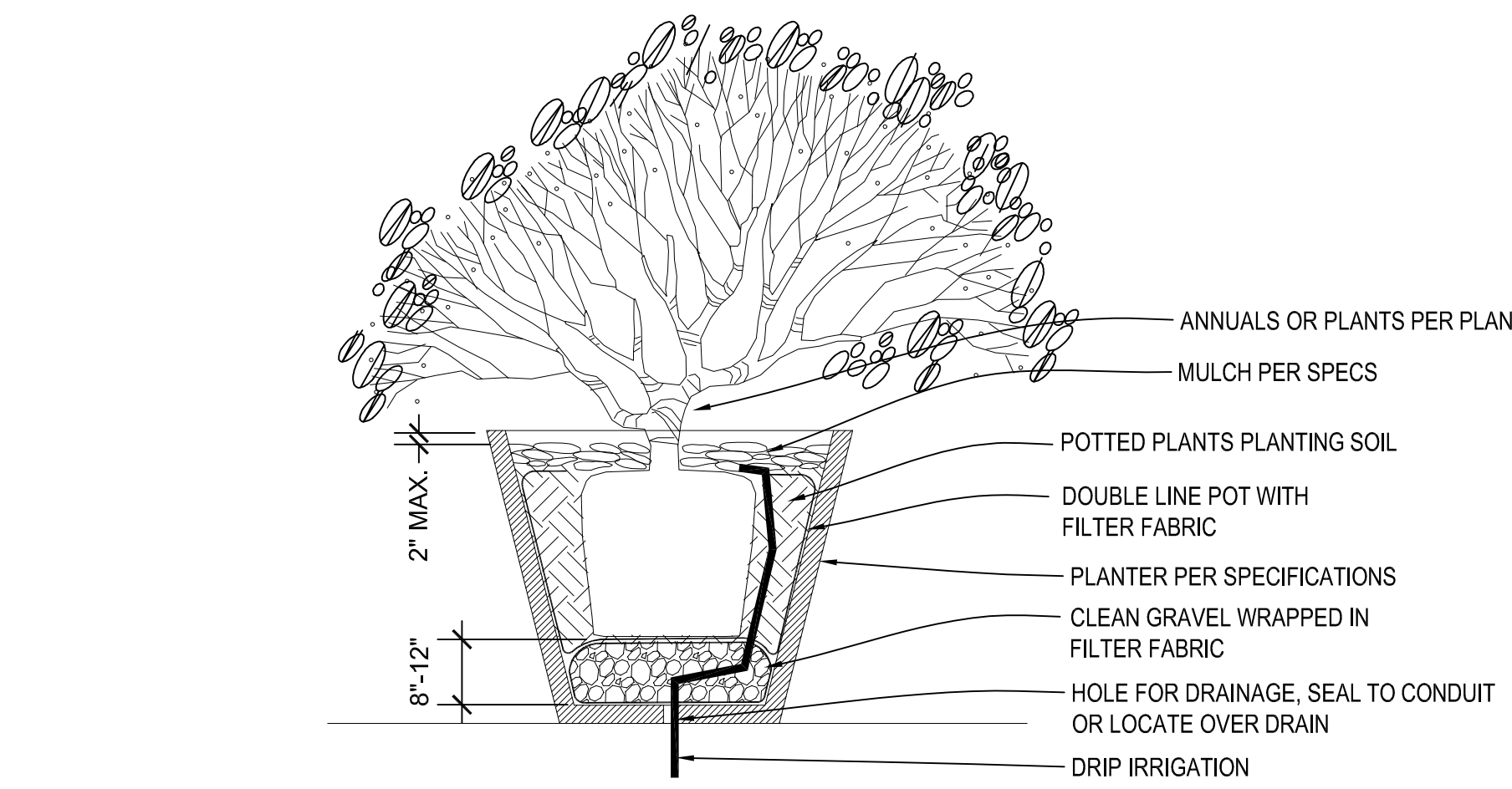
NOT TO SCALE



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

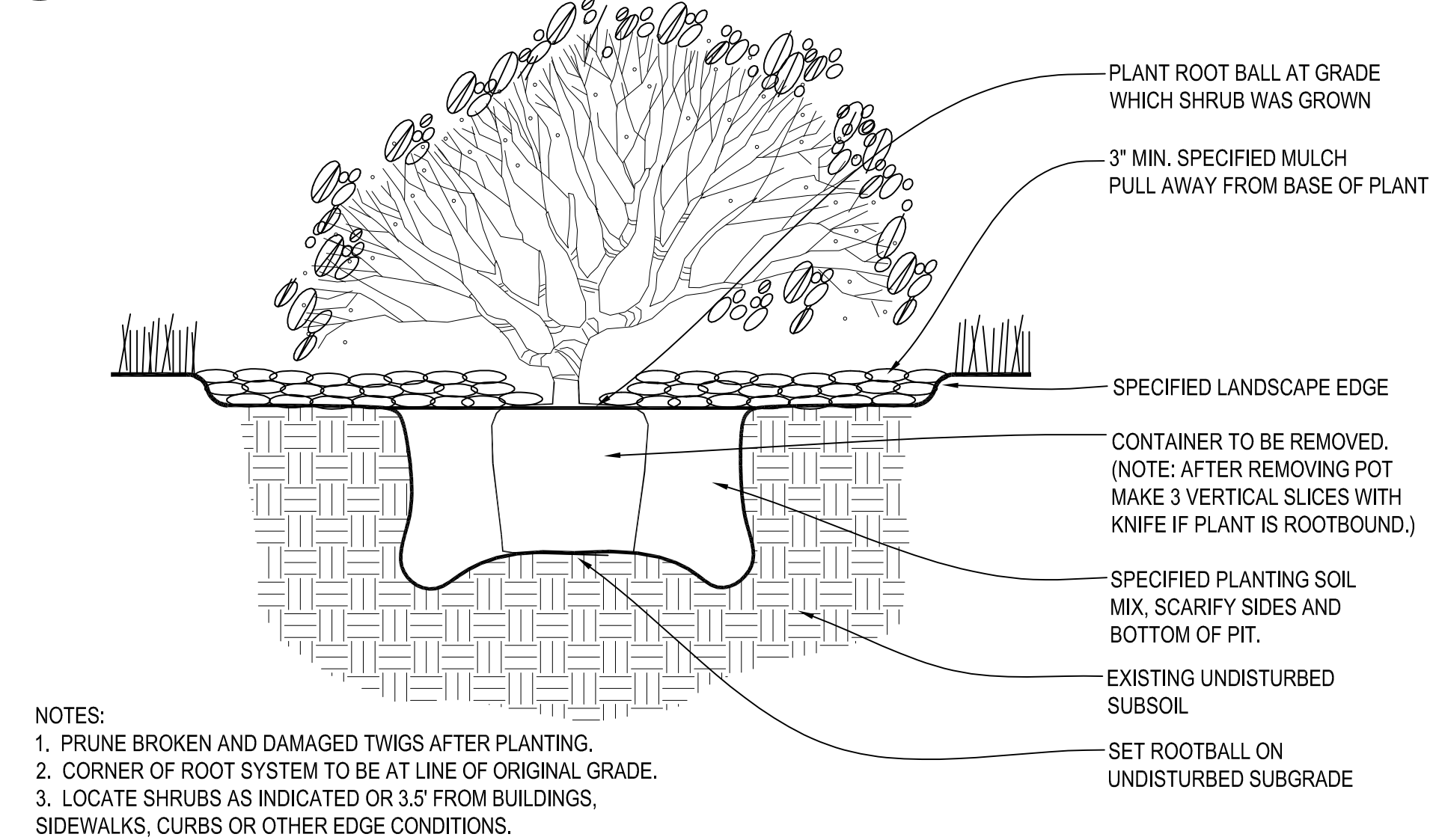
4 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



3 TYPICAL FREESTANDING PLANTER

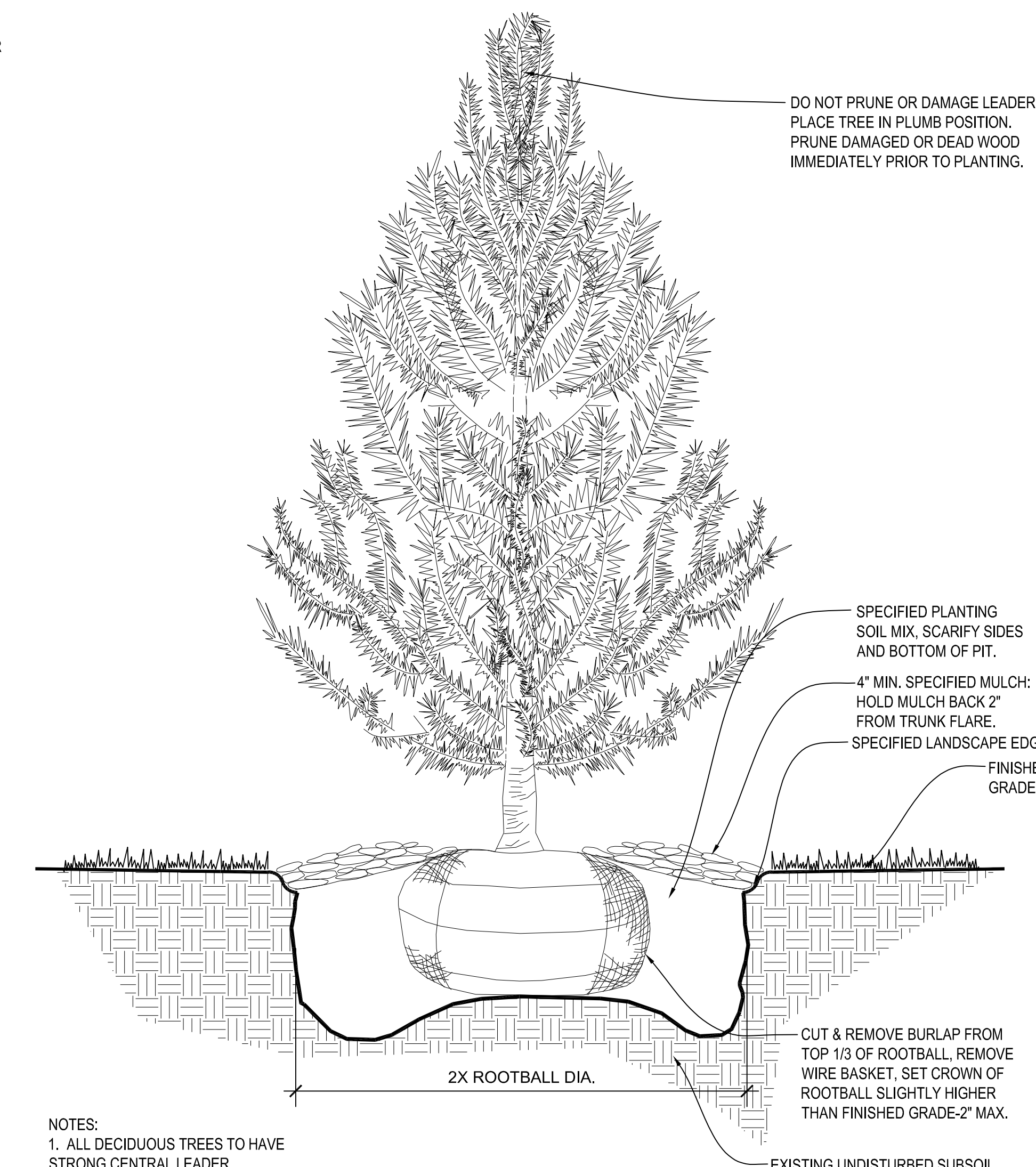
NOT TO SCALE



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



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 NURSESMEN 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 1 LIGHTENHALE, "10-3A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" 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 MOVED 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 HOLOGRASS, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM MULTIFLORUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINE LEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED 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 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, GROUND COVER, 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 SOIL 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.

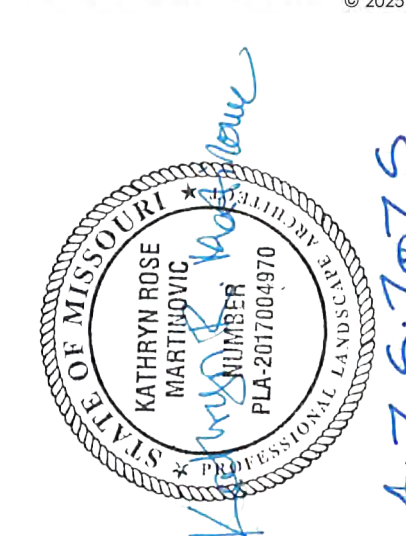
7. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

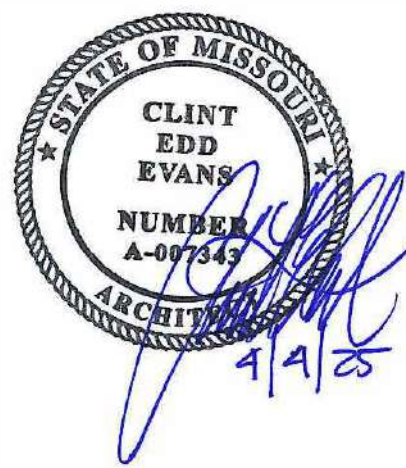
IRRIGATION PERFORMANCE SPECIFICATIONS:

1. PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTINGS, 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, PVE 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOUVEN-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 THAN 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.





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"

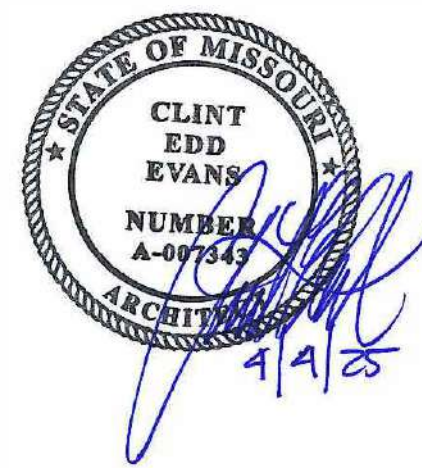
A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO
DRAWING RELEASE LOG

REVISIONS

JOB NO.
701821
DRAWN BY
Author
FDP-4.4.2025

SHEET NAME
TEST FIT - BLDG A

SHEET NO.
A1.0



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"

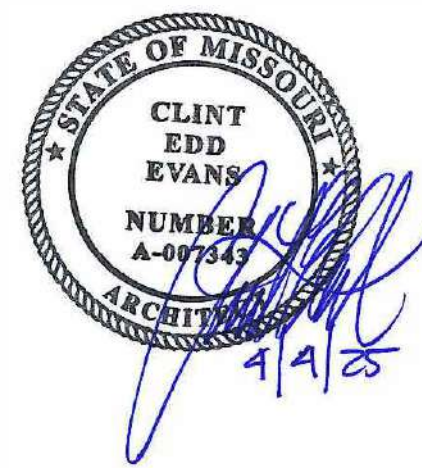
A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO
DRAWING RELEASE LOG

REVISIONS

JOB NO. 701821
DRAWN BY Author
FDP-4.4.2025

SHEET NAME
TEST FIT - BLDG B

SHEET NO.
A2.0



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"

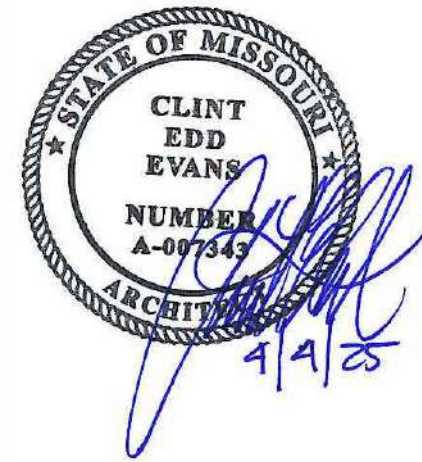
A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO
DRAWING RELEASE LOG

REVISIONS

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

SHEET NAME
TEST FIT - BLDG C

SHEET NO.
A3.0



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"

A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO
DRAWING RELEASE LOG

REVISIONS

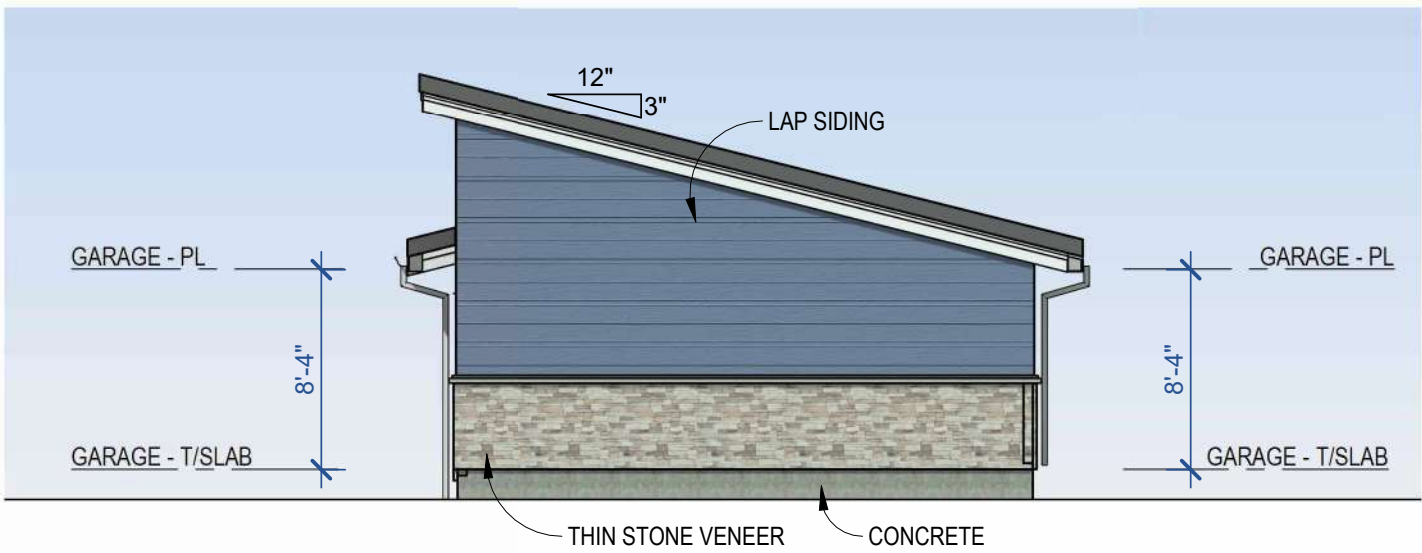
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701821
DRAWN BY
Author
FDP-4.4.2025

SHEET NAME
TEST FIT - BLDG D

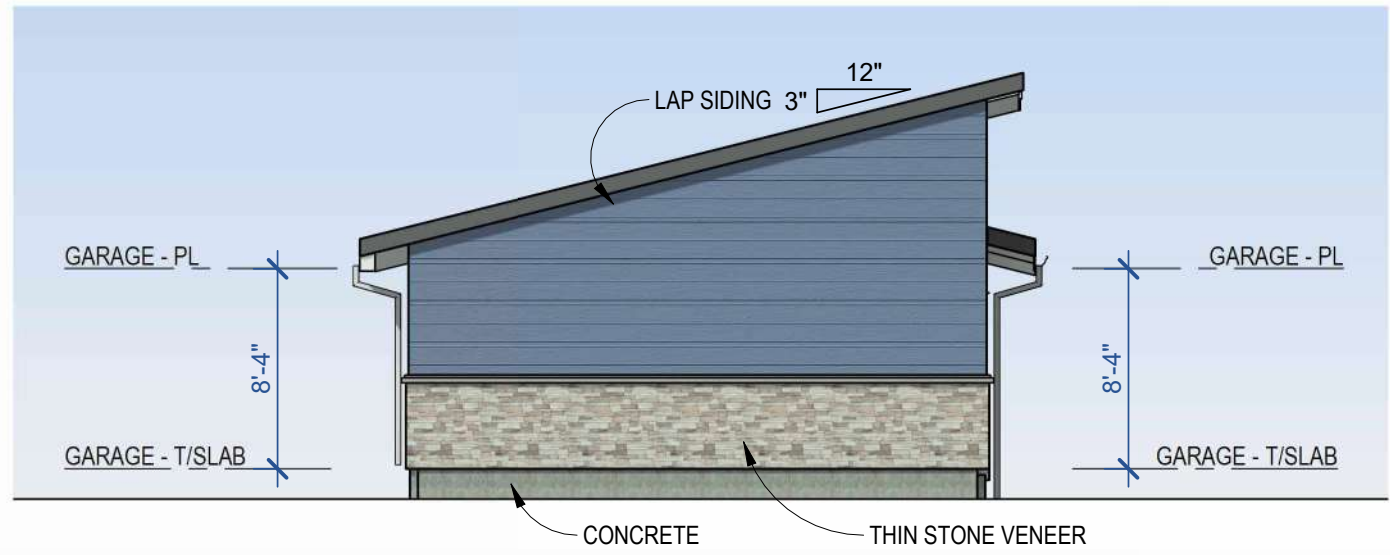
SHEET NO.
A4.0

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%



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



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



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

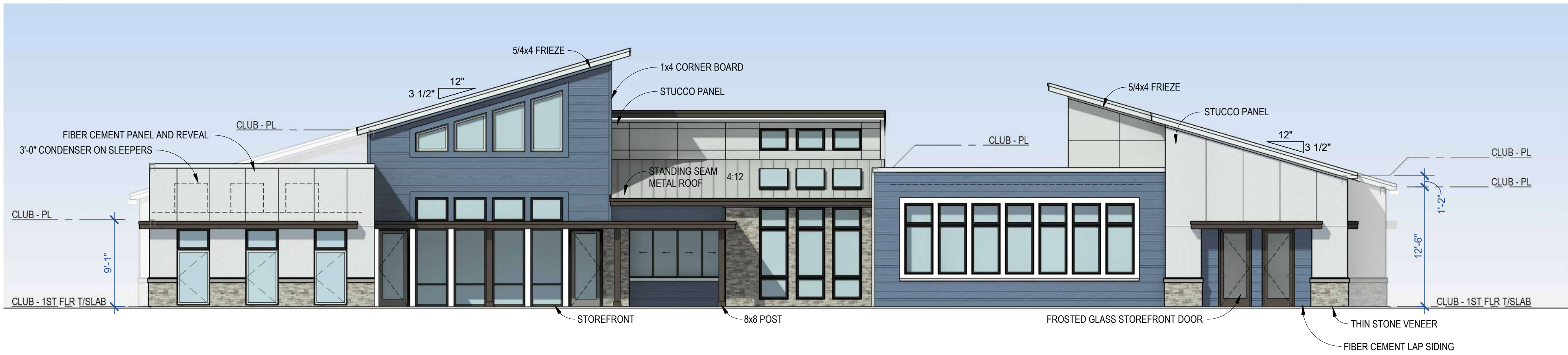


TYPICAL DETACHED GARAGE FRONT ELEVATION
1/8" = 1'-0"

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
DRAWN BY
Author
FDP-4.4.2025

DATE
04.04.25

SHEET NAME
FDP ELEVATIONS -
ANCILLARY
SHEET NO.

A5.0

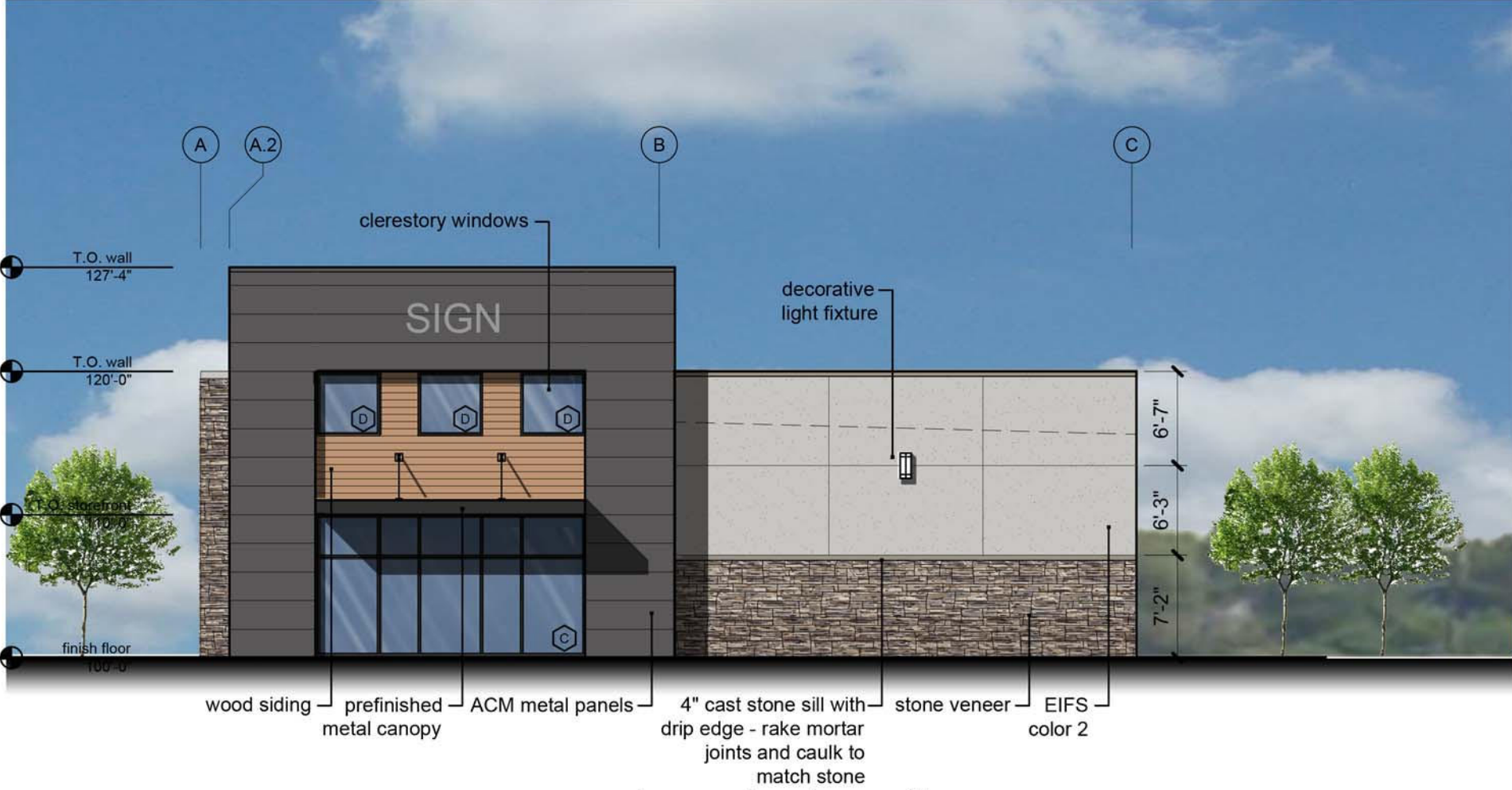
ELEVATION RENDERINGS



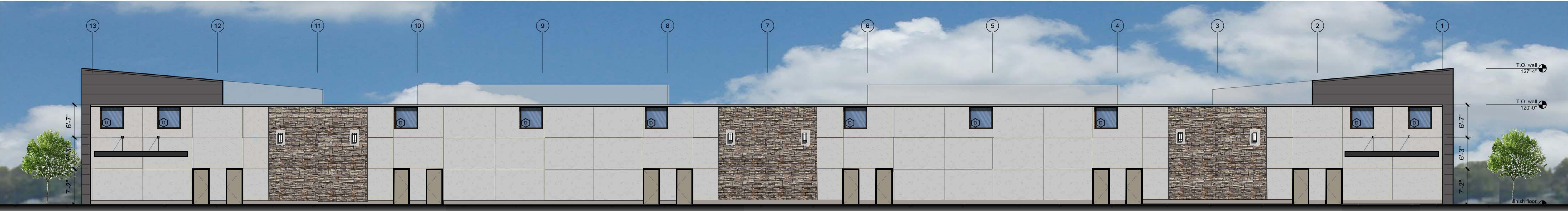
1 north elevation
 scale: 3/32"=1'-0"



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

Attachment 5

Johnston Drive and Benton House Driveway Looking Northeast



South Outer Road Looking East



Attachment 2

Barberry Lane Looking South



The Depot South Drive Looking West





***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 28, 2025

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 **28TH 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,

*Iconic Mixed Use
Development Agreement
Page 2*

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 <i>Residential</i>	Lot 4 <i>Retail</i>
<i>Minimum Lot Area</i>	12,000 SF	2,000 SF
<i>Minimum Lot Area per Dwelling Unit</i>	1,000 SF	N/A
<i>Minimum Lot Depth</i>	120 ft.	100 ft.
<i>Minimum Front Yard</i>	30 ft.	30 ft.
<i>Minimum Rear Yard</i>	30 ft.	20 ft.
<i>Minimum Side Yard</i>	10 ft. (Buildings B-D) Building A per the Preliminary Development Plan	10 ft.
<i>Maximum Building Height</i>	70 ft. (Lot 2) 60 ft. (Lots 3,5)	80 ft.
<i>Maximum Building Coverage</i>	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.
- 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, consistent with the building elevations approved with the Final Development Plan.
- 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 to 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 the latter of the 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 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. Street signs shall be installed prior to the issuance of any certificates of occupancy for any building in the development.
- 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, the Sub-Divider shall have all engineering plans approved by the City of Raymore.
3. 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.

4. 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.

INFRASTRUCTURE ACCEPTANCE AND AND RELEASE OF BUILDING PERMITS

1. Prior to the acceptance of any public improvements by the City, the Sub-divider shall ensure all relevant development review and inspection fees have been paid.
2. The development project includes a combination of off-site and on-site public improvements, including on-site public water, sewer and stormwater infrastructure, as well as off-site access and road improvements.
3. The following schedule and requirements for infrastructure acceptance and release of building permits shall be as follows:

- a. **Prior to the issuance of building permits**, the following items must be completed and accepted by the City:
 - i. All public sanitary sewer infrastructure
 - ii. All public water infrastructure
 - iii. All public stormwater infrastructure, including detention basins and any related inlet/outlet structure
- b. **Prior to the issuance of any temporary or permanent certificates of occupancy on site**, the following items must be completed and accepted by the City:
 - i. Off-site improvements including the cul-de-sac extension of Barberry Lane, streetlights along Johnston Drive, median improvements to Dean Avenue, and all public sidewalks shall be completed and accepted by the City.

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 basin and other areas of the overall development as shown on the Final Development Plan.
 - c. **Covered residential garage parking** - Shall be constructed in accordance with the approved building elevations submitted and approved with the 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 constructed in accordance with the approved building elevations submitted and approved with the 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.
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:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to Timber Trails Land Partners, LLC. at:

Timber Trails Land Partners, LLC
Attn: Jake Loveless
21 SE 29th Terrace
Lee's Summit, MO 64082

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: _____

ATTACHMENT A
Development Fee Schedule

DRAFT

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, JULY 7, 2025, AT 6:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Tree and Median Maintenance - Silver Lake

City Manager Jim Feuerborn outlined the city's history with the Silver Lake Homeowners Association regarding tree and median maintenance. Staff recommends the development of a Memorandum of Understanding (MOU) between the city and the HOA. Council agreed on developing an MOU.

B. Other

Mr. Feuerborn informed the Council that fireworks tent regulations will be a discussion at a future work session.

The work session of the Raymore City Council adjourned at 6:39 p.m.