



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, July 28, 2025
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations / Awards

- City Auditor - Kim Pearson, Dana F. Cole & Co., FY 2024 Financial Statements (provided to Council under separate cover)

5. Personal Appearances

6. Staff Reports

- A. Public Works
- B. Parks and Recreation
- C. Communications Report
- D. Finance
- E. City Clerk

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, July 14, 2025

9. Unfinished 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.

- City Council, 07/14/2025: Approval, 8-0

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
- Signed 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.

- City Council, 07/14/2025: Approval, 6-2
- Planning and Zoning Commission, 06/03/2025: Approval, 6-0

10. New Business

A. Bond Defeasance General Obligation Series 2017

Reference:

- Bill 3980
- Series 2017 Defeasance (Preliminary) 2025.07.08 (1)

Bill 3980 authorizes the City to redeem its outstanding General Obligation Bonds Series 2017 (the "Defeased Bonds") which mature on March 1, 2033, and thereafter, totaling \$830,000.

- No previous action on this item

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, 07/21/2025

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.

PUBLIC WORKS MONTHLY REPORT

July 2025

ENGINEERING DIVISION

Projects Under Construction

- Street Preservation
- Curb Replacement Program

Development Under Construction

- Sendera - Working on subgrade preparation and paving roads.
- Raymore Commerce Center south - 195th Street to be closed for realignment. The contractor has completed the base paving for 195th Street and Dean Avenue.
- Saddlebrook - Utilities have been completed.
- Cunningham 4th - Working on road subgrade and installing curb & gutter.
- Creekside Ranch - Working on site grading and waterline installation.
- Madison Valley 4th - Installing sanitary sewer infrastructure.

OPERATIONS & MAINTENANCE DIVISION

- 67 City Hall Work Orders
- 690 Locates
- 27 Driveway Inspections
- 20 Sidewalk Inspections
- 23 Curb Inspections
- 26 Final ROW Inspections
- 9 Sewer Inspections
- 8 Water Taps
- 8 Water Inspections

Road Maintenance:

- Performed street patches city wide.
- Over 450 potholes were patched city wide.
- Completed a street patch at S Aspen Dr. and Elm St. from a water main break utilizing 10 tons of asphalt.
- Roadside mowing continued.
- Repaired the curb at 58 & N Foxridge due to a sewer main repair.
- Replaced and repaired multiple damaged signs city wide.
- Mudjacked sidewalk on 58 hwy.
- Completed numerous street and concrete related service requests.
- Patched over 200 ft of curb
- Collected all recycling cans that were opted out of by residents.
- Cleaned numerous storm inlets and storm boxes throughout the city including removing debris.
- Installed new speed limit signs on the new portion of 163rd St.

- Fabricated and installed street identification signs for Foxglove.
- Repaired a street blow out on Kurzweil Rd.
- Repaired the traffic signal at N. Madison and 58 Hwy.
- Completed dirt work at the Police Department firing range for the gate controller.
- Repaired the Dairy Queen parking lot from a recent sewer main repair.
- Completed routine fleet, equipment, and building maintenance
- Numerous street and concrete related service requests were completed.
- Performed routine right of way and pump station mowing.
- Street cuts were completed on Grant Dr and N. Franklin for future street repairs.
- Replaced 2 sidewalk panels on Bluestem Ct.
- Completed ramping in curb on Lakecrest Cir.

Water and Sewer Services:

- Addressed various water and sewer service requests.
- Conducted meter activations, inspections, and troubleshooting.
- Repaired a broken sewer main at 58 Hwy / S. Foxridge Dr.
- Repaired the water line at 407 W. Heritage Dr.
- Located and Raised manholes at 217 N. Madison and 1114 Branchwood.
- Repaired stale meters.
- Repaired a water main break at Aspen/Elm/S. Franklin.
- Worked a Sewer backup on Jenny Ln.
- Performed station readings.
- Crews televised over 3,500 ft of sewer main to detect potential problem areas.
- Continued to complete Lead Service Line Inventory inspections for MDNR and EPA Compliance.
- 2 crews continued locating city owned utilities for the communications project for Raymore-Peculiar School District.
- Performed routine hydrant flushing.
- The water crew maintained and flushed 617 hydrants city wide.
- GIS Mapped over 11,200 ft of water main and made 50 points for survey purposes.
- Line Locates continued with 5 separate boring crews in town installing underground utilities.
- Completed water shut off for non-payment.
- Replaced the Ali-Cat on the oxygen system at the Owen Good Pump Station.
- Installed pump and check valve at the Morningview Pump station.
- Raised the meter pit and installed a resetter at 1102 Metfield Ln.
- Lowered the valve box on Bluestem Ct.

Traffic and Pedestrian Infrastructure:

- Sign maintenance and repairs.
- Streetlight repairs were made.
- GIS Mapping of city infrastructure continued.

- Routine mowing was completed.
- Addressed sight clearance issues.
- Cleared fallen branches off of S Madison.

Customer Service and Administration:

- Work continued on the 2025/2026 Fiscal Year Budget.
- Continued to evaluate and update the VERP program.
- Progressed on the 2025 APWA Re-Accreditation process.
- Public Works crews in conjunction with the City of Belton Public Works Department held the 2025 annual Household Hazardous Waste Event.
- Crews helped to prepare for and host the City of Raymore Employee Relations Committee's employee and family Touch-A-Truck event.

MONTHLY REPORT

July 2025

Monthly Highlights

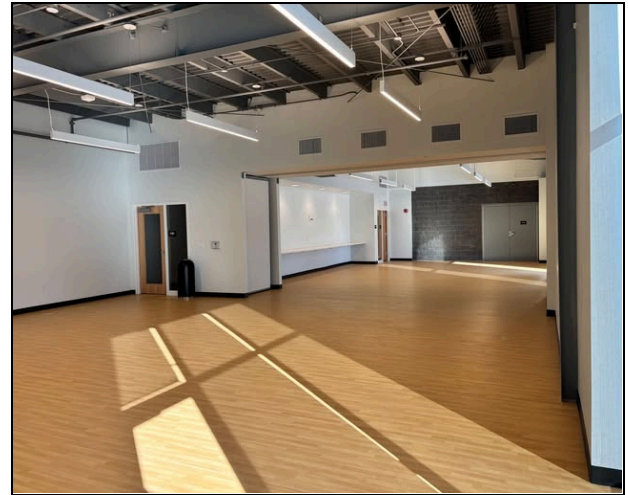
- Parks and Recreation Director Nathan Musteen and Parks Superintendent Steve Rulo met with the design team on projects for Hawk Ridge Park.
- The Raymore Summer Camp attended Worlds of Fun, Science City, Main Event and T.B. Hanna Station for this month's field trips.
- Park maintenance changed out blades on the brush hog, sprayed for weeds and weedeated on the trails.
- Athletic Coordinator Nick Cook distributed trophies at the youth baseball and softball championship games.
- Parks and Recreation staff met to plan and discuss the upcoming [Rugged Raymore](#) event to be held on Aug. 15. Parks staff prepped the course and began building obstacles. Recreation staff continued planning, coordinating sponsorships, teeshirts and volunteers.
- Recreation Superintendent Todd Brennon met with summer camp staff to discuss the timeline for the remainder of the program.
- Recreation Superintendent Todd Brennon made updates for the upcoming fall program guide.
- Parks Superintendent Steve Rulo and Parks Foreman Jeff Schmill met with the disc golf course designer to continue work on upgrades to the Recreation Park Disc Golf Course.
- Park Maintenance crews pulled weeds in flower beds at park facilities and sprayed weeds on all parks.
- Athletic Coordinator Nick Cook delivered sponsorship plaques to baseball/softball sponsors. Cook also prepared for fall sports and assisted with Summer Camp this week.
- The Play It Again Sports Baseball/Softball Camp was held at Recreation Park.
- Centerview was host to the Raymore Arts Commission, Sounds of South Kansas City Community Band concert.
- The Rubik's Cube Missouri Championship 2025 Tournament was held at Centerview and the RAC beginning on July 18 and 19..
- Parks and Recreation Director Nathan Musteen was a guest speaker on the Foxwood Springs morning TV broadcast on July 14.
- Parks and Recreation Director Nathan Musteen met with design teams for project update meetings on Hawk Ridge Park Plaza, the dog park in Parkside subdivision, the baseball lights at Recreation Park and the Butterfly Gardens at Centerview. Director Musteen also met with Executive Director of the Chamber of Commerce, Melisa Ferrari on future partnership with special events.

The Sportsmanship Corner (Excellence Room & Resilience Room)

Our brand new multipurpose rooms at the RAC are perfect for your next party. 🎉

Enhance your experience by pairing your room rental with a court rental and enjoy some extra space for basketball, volleyball or pickleball!

Let's talk! Contact us at 816-322-2791 or recreation@raymore.com to learn more and make your personalized reservation at the Raymore Activity Center today.



New phase of trail improvements underway

The second phase of the Park Trails Replacement has started and construction will last into the fall months.

The following trails are scheduled to be reconstructed:

- Ward Park Trail – The existing 8-foot wide asphalt trail will be replaced with 1,300 linear feet of 10-foot wide concrete trail. Work is currently underway to remove the existing trail.
- Good Parkway Trail North, from Lucy Webb Road to South Foxridge Drive – The existing asphalt trail will be replaced with 3,000 linear feet of a 10-foot-wide concrete trail. This portion of the project also includes stream bank improvements.
- Lucy Webb Trail from South Sunset Lane to Madison Street – The existing asphalt trail will be replaced with 2,234 linear feet of 10-foot-wide concrete trail.
- Linear Park Trails (Timber Trails, LeMore Trail, Brookside Trail) - Sections of the concrete trail will be replaced as needed. Minor repairs will be made to the LeMor bridge approach, as well as stabilization to the creek bank.
- Lucy Webb roadside trail from Madison Street to South Sunset Lane – The existing asphalt trail will be replaced with a 10-foot-wide concrete trail.



The project also includes the installation of safety bollards at multiple trailheads.



RAYMORE
parks & recreation

RUGGED RAYMORE

FRIDAY, AUGUST 15
AT HAWK RIDGE PARK | NEXT TO SOCCER PRACTICE FIELDS

Now at T.B.
Hanna Station!

RAYMORE
**farmers
market**

Tuesdays, 4-7 p.m.
JUNE 3 - SEPTEMBER 30

FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period June 1, 2025 to June 30, 2025.

June Financial Summary

Some notes regarding this month's summary operating report:

General Fund

Revenue:

66.67% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 73.22% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been contracted by the Council.

- Property tax revenues collected are tracking as expected at 98.33%. Staff expects this revenue source to come in at budget.
- Franchise Tax revenues are tracking slightly below straight line at 64.76%. This revenue source varies depending on the weather. Staff will continue to monitor this closely throughout the year.
- Sales tax revenues as a whole are tracking slightly below straight line budget at 65.61%. City sales taxes are at 64.29% while state shared gasoline and vehicle taxes are at 69.74%.
- Fees and Permit revenues collected are tracking above straight line budget at 87.90%. There are 117 detached single family building permits issued out of the 128 budgeted starts. In addition, we have issued 16 commercial building permits.
- License revenues collected are tracking above straight line budget at 94.26%. Occupational license revenues collected are tracking ahead of expectation. Nearly all of the revenue is received in December and January when the licenses are due and staff anticipates a small amount throughout the summer for new builders to the area. Liquor licenses were due in May and processed in June after the public hearing. Liquor licenses are above expectation at 114.69 of straight line budget.
- Municipal Court revenues collected are below straight line budget at 50.28%. Staff will continue to monitor this revenue source closely throughout the year.
- Miscellaneous revenues are above straight line budget at 94.26% due to the collection of Dispatch fees in February.

Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly below.

- The Information Technology Department has started to replace the majority of the computers scheduled for replacement, and has renewed 50% of the annual software maintenance agreements, putting it above straight line budget.
- The Streets Department is currently at 70.91% of straight line budget primarily due to the purchase of salt for the winter storm events.

Public Safety Sales Tax Fund

Passed: 04/08/2025

Effective: 10/01/2025

First DOR Distribution: 12/2025

The required documents were mailed to the Department of Revenue, Local Sales Tax Unit by Certified Mail on 04/16/2025

Revenue: NA

Expenditures: NA

Parks & Recreation Fund

Revenue:

Revenues are at 71.02% of budget 66.67% of the way through the year, normal for this time of the year. Staff will monitor all revenue sources closely

Expenditures:

The Parks department is showing the same operational expenditure pattern as in years past. Recreation department expenses reciprocate recreation revenue. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund

Revenue:

Utility revenues as a whole are tracking at 64.22% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

Expenditures:

Enterprise Fund expenditures tracking below straight line budget but at expectations.

DEPARTMENT HEAD REPORT - UNAUDITED

AS OF: JUNE 30TH, 2025

01 -GENERAL FUND
FINANCIAL SUMMARY

			REMAINING						
	PRIOR YEAR	PRIOR YEAR	PRIOR YEAR	CURRENT	CURRENT	YEAR TO DATE	TOTAL	BUDGET	% OF
	ENDING PO BAL.	PO ADJUST.	PO BALANCE	BUDGET	PERIOD	ACTUAL	ENCUMBRANCE	BALANCE	BUDGET
REVENUE SUMMARY									
NON-DEPARTMENTAL									
PROPERTY TAXES	0.00	0.00	0.00	2,058,153.00	5,948.67	2,023,792.91	0.00	34,360.09	98.33
FRANCHISE TAXES	0.00	0.00	0.00	2,506,712.00	136,269.38	1,623,390.75	0.00	883,321.25	64.76
SALES TAXES	0.00	0.00	0.00	5,003,884.00	420,032.06	3,283,274.81	0.00	1,720,609.19	65.61
FEES AND PERMITS	0.00	0.00	0.00	709,396.00	84,191.92	623,554.60	0.00	85,841.40	87.90
LICENSES	0.00	0.00	0.00	136,742.00	17,327.00	128,887.50	0.00	7,854.50	94.26
MUNICIPAL COURT	0.00	0.00	0.00	346,752.00	23,942.46	173,587.55	0.00	173,164.45	50.06
MISCELLANEOUS	0.00	0.00	0.00	813,099.00	34,415.16	766,429.72	0.00	46,669.28	94.26
TRANSFERS - INTERFUND	0.00	0.00	0.00	2,575,048.00	166,222.75	1,737,782.00	0.00	837,266.00	67.49
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	14,149,786.00	888,349.40	10,360,699.84	0.00	3,789,086.16	73.22
COVID-19									
TOTAL REVENUES	0.00	0.00	0.00	14,149,786.00	888,349.40	10,360,699.84	0.00	3,789,086.16	73.22
EXPENDITURE SUMMARY									
NON-DEPARTMENTAL	0.00	0.00	0.00	1,317,057.00	109,754.74	939,637.31	0.00	377,419.69	71.34
ADMINISTRATION	0.00	0.00	0.00	1,648,484.26	101,913.72	1,009,186.08	97,252.57	542,045.61	67.12
INFORMATION TECHNOLOGY	(990.00	(990.00)	0.00	984,015.96	45,450.86	558,540.28	30,462.38	395,013.30	59.86
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	190,494.00	11,585.99	112,610.66	1,630.98	76,252.36	59.97
COMMUNITY DEVELOPMENT	0.00	0.00	0.00	962,878.80	67,183.16	603,716.45	2,416.94	356,745.41	62.95
ENGINEERING	0.00	0.00	0.00	547,877.68	31,554.30	265,099.34	731.59	282,046.75	48.52
STREETS	103,607.21	20,732.20	82,875.01	976,122.80	73,965.20	696,354.59	(4,201.71)	283,969.92	70.91
BUILDING & GROUNDS	0.00	0.00	0.00	412,153.72	29,198.45	237,698.15	5,237.84	169,217.73	58.94
STORMWATER	0.00	0.00	0.00	381,418.60	27,708.07	214,442.41	542.15	166,434.04	56.36
COURT	0.00	0.00	0.00	203,204.00	16,625.84	124,942.83	152.52	78,108.65	61.56
FINANCE	0.00	0.00	0.00	960,665.74	77,516.18	649,995.04	15,498.32	295,172.38	69.27
COMMUNICATIONS	0.00	0.00	0.00	349,099.00	34,933.70	208,399.31	3,706.08	136,993.61	60.76
PROSECUTING ATTORNEY	0.00	0.00	0.00	27,000.00	2,250.00	15,750.00	2,250.00	9,000.00	66.67
POLICE	0.00	0.00	0.00	5,898,783.82	430,735.41	3,590,254.48	11,878.80	2,296,650.54	61.07
EMERGENCY MANAGEMENT	0.00	0.00	0.00	154,839.12	11,015.79	96,861.25	946.47	57,031.40	63.17
TOTAL EXPENDITURES	102,617.21	19,742.20	82,875.01	15,014,094.50	1,071,391.41	9,323,488.18	168,504.93	5,522,101.39	63.22
REVENUES OVER/ (UNDER) EXPENDITURES	(102,617.21)	19,742.20	(82,875.01)	(864,308.50)	(183,042.01)	1,037,211.66	(168,504.93)	(1,733,015.23)	100.51-

DEPARTMENT HEAD REPORT - UNAUDITED

AS OF: JUNE 30TH, 2025

25 -PARK FUND
FINANCIAL SUMMARY

			REMAINING						
	PRIOR YEAR	PRIOR YEAR	PRIOR YEAR	CURRENT	CURRENT	YEAR TO DATE	TOTAL	BUDGET	% OF
	ENDING PO BAL.	PO ADJUST.	PO BALANCE	BUDGET	PERIOD	ACTUAL	ENCUMBRANCE	BALANCE	BUDGET
REVENUE SUMMARY									
NON-DEPARTMENTAL									
PARKS DIVISION									
PROPERTY TAXES	0.00	0.00	0.00	545,894.00	1,600.54	544,348.61	0.00	1,545.39	99.72
MISCELLANEOUS	0.00	0.00	0.00	30,385.00	1,854.35	21,814.50	0.00	8,570.50	71.79
FACILITY RENTAL REVENUE	0.00	0.00	0.00	22,615.00	1,425.00	8,317.50	0.00	14,297.50	36.78
TRANSFERS - INTERFUND	0.00	0.00	0.00	850,000.00	54,166.66	633,333.28	0.00	216,666.72	74.51
TOTAL PARKS DIVISION	0.00	0.00	0.00	1,448,894.00	59,046.55	1,207,813.89	0.00	241,080.11	83.36
RECREATION DIVISION									
CONCESSION REVENUE	0.00	0.00	0.00	50,000.00	11,635.00	25,228.50	0.00	24,771.50	50.46
FACILITY RENTAL REVENUE	0.00	0.00	0.00	26,420.00	2,847.50	9,162.25	0.00	17,257.75	34.68
PROGRAM REVENUE	0.00	0.00	0.00	338,975.00	11,964.00	168,555.50	0.00	170,419.50	49.73
TOTAL RECREATION DIVISION	0.00	0.00	0.00	415,395.00	26,446.50	202,946.25	0.00	212,448.75	48.86
CENTERVIEW									
FACILITY RENTAL REVENUE	0.00	0.00	0.00	71,175.00	5,505.00	60,679.64	0.00	10,495.36	85.25
PROGRAM REVENUE	0.00	0.00	0.00	15,250.00	345.00	4,285.00	0.00	10,965.00	28.10
TOTAL CENTERVIEW	0.00	0.00	0.00	86,425.00	5,850.00	64,964.64	0.00	21,460.36	75.17
RAYMORE ACTIVITY CENTER									
MISCELLANEOUS	0.00	0.00	0.00	6,000.00	429.00	6,299.00	0.00	(299.00)	104.98
CONCESSION REVENUE	0.00	0.00	0.00	4,400.00	147.00	3,966.50	0.00	433.50	90.15
FACILITY RENTAL REVENUE	0.00	0.00	0.00	43,250.00	730.00	23,132.50	0.00	20,117.50	53.49
PROGRAM REVENUE	0.00	0.00	0.00	262,775.00	30,795.00	101,069.50	0.00	161,705.50	38.46
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	316,425.00	32,101.00	134,467.50	0.00	181,957.50	42.50
TOTAL REVENUES	0.00	0.00	0.00	2,267,139.00	123,444.05	1,610,192.28	0.00	656,946.72	71.02
EXPENDITURE SUMMARY									
PARKS DIVISION	4,276.00	4,276.00	0.00	1,185,067.89	86,067.39	735,467.24	15,264.88	434,335.77	63.35
RECREATION DIVISION	0.00	0.00	0.00	402,907.50	65,060.93	288,625.97	5,191.48	109,090.05	72.92
CENTERVIEW	0.00	0.00	0.00	111,028.96	5,257.09	67,632.89	227.16	43,168.91	61.12
RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	292,330.54	37,178.01	219,413.55	62.97	72,854.02	75.08
TOTAL EXPENDITURES	4,276.00	4,276.00	0.00	1,991,334.89	193,563.42	1,311,139.65	20,746.49	659,448.75	66.88
REVENUES OVER/ (UNDER) EXPENDITURES	(4,276.00)	4,276.00	0.00	275,804.11	(70,119.37)	299,052.63	(20,746.49)	(2,502.03)	100.91

50 -ENTERPRISE FUND

FINANCIAL SUMMARY

			REMAINING						
	PRIOR YEAR	PRIOR YEAR	PRIOR YEAR	CURRENT	CURRENT	YEAR TO DATE	TOTAL	BUDGET	% OF
	ENDING PO BAL.	PO ADJUST.	PO BALANCE	BUDGET	PERIOD	ACTUAL	ENCUMBRANCE	BALANCE	BUDGET
REVENUE SUMMARY									
NON-DEPARTMENTAL									
MISCELLANEOUS	0.00	0.00	0.00	178,734.00	10,172.46	153,179.19	0.00	25,554.81	85.70
UTILITY REVENUE	0.00	0.00	0.00	11,145,395.00	924,484.65	7,119,715.29	0.00	4,025,679.71	63.88
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	11,324,129.00	934,657.11	7,272,894.48	0.00	4,051,234.52	64.22
COVID-19									
SRF SEWER BONDS									
TOTAL REVENUES	0.00	0.00	0.00	11,324,129.00	934,657.11	7,272,894.48	0.00	4,051,234.52	64.22
EXPENDITURE SUMMARY									
NON-DEPARTMENTAL	0.00	0.00	0.00	750,000.00	62,500.00	500,000.00	0.00	250,000.00	66.67
WATER	8,022.66	8,022.66	0.00	4,477,053.34	371,066.11	2,441,876.72	39,355.10	1,995,821.52	55.42
SEWER	12,553.07	12,553.07	0.00	4,679,397.34	633,573.83	2,883,948.57	61,303.68	1,734,145.09	62.94
SOLID WASTE	0.00	0.00	0.00	2,183,409.00	168,156.12	1,172,372.22	0.00	1,011,036.78	53.69
TOTAL EXPENDITURES	20,575.73	20,575.73	0.00	12,089,859.68	1,235,296.06	6,998,197.51	100,658.78	4,991,003.39	58.72
REVENUES OVER/ (UNDER) EXPENDITURES	(20,575.73)	20,575.73	0.00	(765,730.68)	(300,638.95)	274,696.97	(100,658.78)	(939,768.87)	22.73-

Investment Monthly Report

Investments Held at 06/30/25

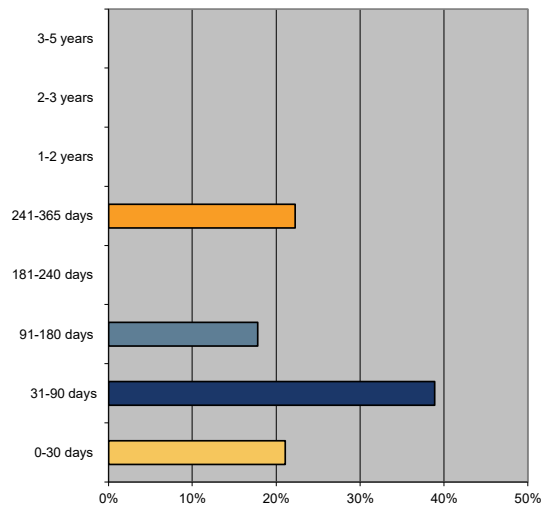
Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*	Premium (Discount)
12/23/24	296025548	CBR	US TREASURY NOTE		12/31/25	4,001,093.75	4,000,000.00	4.2210	4,001,093.75	1,093.75
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	4,734,394.10	4,734,394.10	4.1600	4,734,394.10	NA
08/14/19	901472	CBR	CD	Fund 50	08/25/25	743,561.42	743,561.42	4.1500	743,561.42	NA
09/05/24	IASB BID ID5!	NASB	CD - 1316414		09/05/25	2,000,000.00	2,000,000.00	4.6500	2,000,000.00	NA
03/20/25	1275842	NASB	CD		03/20/26	2,500,000.00	2,500,000.00	5.2500	2,500,000.00	NA
03/20/25		NASB	CD		03/20/26	2,500,000.00	2,500,000.00	5.2500	2,500,000.00	NA
08/08/24	296024665	COMMERCE	US TREASURY		08/07/25	2,000,267.55	2,089,000.00	4.4120	2,000,267.55	(88,732.45)
08/08/24	296024664	COMMERCE	US TREASURY	JUSTICE CENTER	08/07/25	4,000,535.10	4,178,000.00	4.4120	4,000,535.10	(177,464.90)
Investment Total						22,479,851.92	22,744,955.52		22,479,851.92	(265,103.60)

*Market value listed above is the value of the investment at month end

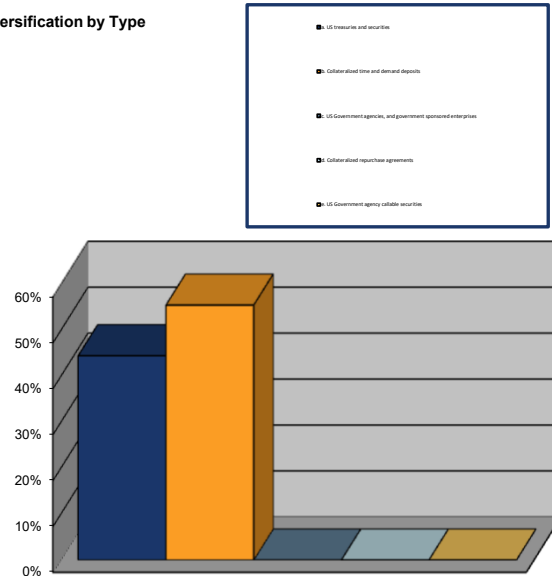
Average Annual Rate of Return: 4.5238

** Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration

Investment by Maturity



Diversification by Type



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held

Average Rate of Return on Maturities:

June Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2024 - Sept. 2025)	MoDOT (Traffic & Hwy. Safety Division)	\$11,037 (no match)	\$5,612.73	\$5,612.73	09/30/25
State & Community Hwy. Safety Grant - HMV (Oct. 2024 - Sept. 2025)	MoDOT (Traffic & Hwy. Safety Division)	\$15,379 (no match)	\$4,099.90	\$4,099.90	09/30/25
Bulletproof Vest Partnership (Sept. 2019 - Aug. 2022)	DOJ	\$5,398 (50% match)	\$5,078.50	\$3,627.50	08/31/24
Parks:					
Emergency Management:					
Emergency Mgmt. Performance Grant - 2025 (July 2024 - June 2025)	FEMA	\$34,171.57 (50% match)	\$26,556.27	\$26,556.27	06/30/25
Community Development:					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/18

Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
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THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JULY 14, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR PRO TEM ABDELGAWAD, COUNCILMEMBERS BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. PRESENT VIA TELECONFERENCING: COUNCILMEMBER BAKER. ALSO PRESENT IN PERSON: 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

Mayor Pro Tem Abdelgawad presented the National Parks and Recreation Month Proclamation to Parks and Recreation Director Nathan Musteen.

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress reviewed the staff report included in the Council packet.

Chief of Police Jim Wilson announced a vaccination clinic will be held on August 12 at Recreation Park by appointment only. QR codes will be available on Animal Control's Facebook page and various businesses around town to schedule appointments.

Councilmember Mills asked if there has been a noticeable decrease in events in the parks since efforts began to deter vandalism. Chief Wilson stated there has been a slight decline with increased police presence in the parks.

City Clerk Erica Hill announced the 2025 Record Destruction program has been completed in accordance with the Missouri Secretary of State's office.

City Manager Jim Feuerborn announced items for the July 21 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, June 23, 2025

B. Resolution 25-22: Sunset Lane and Hawk Ridge Park Parking Lot Project - Acceptance and Final Pay

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

DISCUSSION: None

ROLL CALL VOTE:	Mayor Pro Tem 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 - 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 second reading of Bill 3975 by title only.

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

DISCUSSION: None

ROLL CALL VOTE:	Mayor Pro Tem 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 3975 as **Raymore City Ordinance 2025-042.**

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 second reading of Bill 3978 by title only.

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

DISCUSSION: None

ROLL CALL VOTE:	Mayor Pro Tem 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 3978 as **Raymore City Ordinance 2025-043.**

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 second reading of Bill 3977 by title only.

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

DISCUSSION: None

ROLL CALL VOTE:	Mayor Pro Tem Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3977 as **Raymore City Ordinance 2025-044.**

10. New Business

A. Annual Personal Financial Disclosure Ordinance

BILL 3979: "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."

City Clerk Erica Hill conducted the first reading of Bill 3979 by title only.

City Clerk Erica Hill provided a review of the staff report included in the Council packet. Missouri statutes require political subdivisions with operating budgets more than \$1 million to adopt an Ordinance at an open meeting making public its method of disclosing potential conflicts of interest. 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.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3979 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Mayor Pro Tem 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. Iconic Mixed Use Final Development Plan

BILL 3976: "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."

City Clerk Erica Hill conducted the first reading of Bill 3976 by title only.

Development Services Director David Gress reviewed the staff report included in the council packet. 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.

City Attorney Jonathan Zerr stated this is a ministerial decision as the preliminary plat has previously been approved.

Councilmember Baker asked about the line of sight eastbound on Johnston Drive at Dean Avenue as there is currently a blind spot due to vegetation and the plat indicates there are trees to be planted in that area. Mr. Gress stated the current landscaping creates the current sight issues at that intersection and they will be cutting some of that back and creating a retaining wall. The plans indicate there will be no impact to visibility.

Councilmember Baker asked if the traffic study indicated 575 parking spaces included in this plat puts pressure on Dean Avenue and Johnston Drive intersection or does the traffic study warrant a stop light that the developer can help with. Mr. Gress stated Wilson's study did not recommend additional traffic measures because of this development. There are also two connections from this project onto the outer road.

Councilmember Baker asked if street lighting would be on both sides of Johnston Drive or just one side. Public Works Director Trent Salsury stated lights are sized to cover both sides of the road, so typically are installed on one side.

Matt Tapp, Griffin Riley Property Group, presented a detailed overview of the development.

Councilmember Holman asked how many spaces of retail are included. Mr. Tapp stated 10 units with room for different configurations.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3976 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Mayor Pro Tem Abdelgawad	Aye
	Councilmember Baker	Nay
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Nay

11. Public Comment

12. Mayor/Council Communication

Mayor Pro Tem Abdelgawad and Councilmembers noted the Parks and Recreation Month Proclamation and thanked Raymore's Parks and Recreation staff for their work.

13. Adjournment

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

DISCUSSION: None

ROLL CALL VOTE:	Mayor Pro Tem 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



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 7/14/2025
SUBMITTED BY: Erica Hill
ITEM CATEGORY: Ordinance

DEPARTMENT: City Clerk

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. Signed 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.

This is a ministerial vote of 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 (Inconic Drive) and largest towards the exterior property lines. Locations where the large buildings abuts other land uses and smaller scale buildings, landscape screening buffers are being provided to help with transition of building types.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	June 3, 2025
City Council	1st Reading 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:

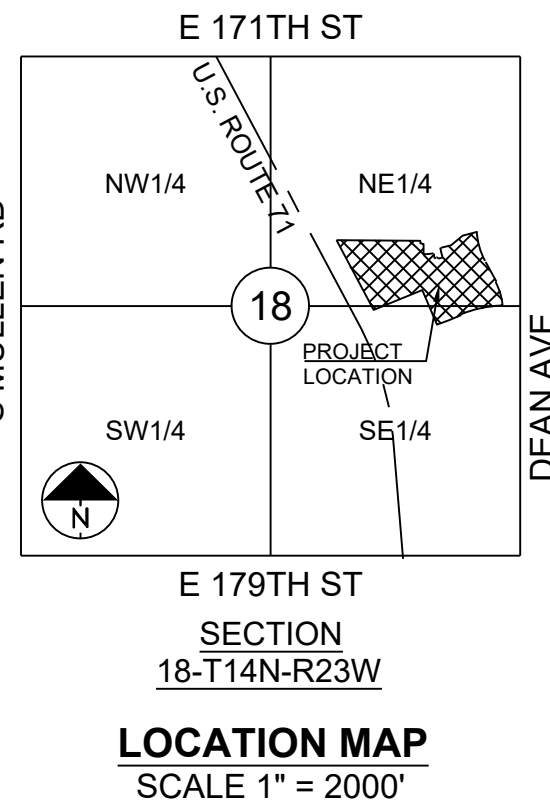
1. A photometric plan including the site lighting and street lighting be provided for review with the full civil construction documents. The plan shall be approved prior to the issuance of building permits.

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 (@ 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		
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		

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
 - OH-PX EX. OVERHEAD POWER LINE
 - PROP. TRANSFORMER (FINAL LOCATION BY EVERGY)
 - E PROP. POWER (FINAL DESIGN BY EVERGY)

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

A TRACT OF LAND IN THE EAST HALF OF SECTION 18 TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN RAYMORE, CASS COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BENTON HOUSE OF RAYMORE, A SUBDIVISION OF LAND RECORDED AS BOOK 22 AT PAGE 17 IN THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ON THE NORTHERLY LINE OF SAID LOT 1, SOUTH 70°35'08" WEST, 550.88 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, 111.64 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°34'58" WEST, 139.34 FEET; THENCE SOUTH 70°36'24" WEST, 139.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BENTON HOUSE OF RAYMORE; THENCE ON THE EASTERLY LOT LINE OF SAID LOT 1, NORTH 19°24'52" WEST, 395.95 FEET TO THE POINT OF BEGINNING, CONTAINING 971,665 SQUARE FEET OR 22.31 ACRES, MORE OR LESS.

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

REVISIONS	
1	25.04.24 FDP RESUBMITTAL
2	25.05.09 FDP RESUBMITTAL

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

SHEET NAME
SITE PLAN

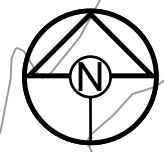
SHEET NO.

C1.00



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



SCALE: 1" = 50'

A NEW MULTIFAMILY DEVELOPMENT:
ICONIC
RAYMORE, MO

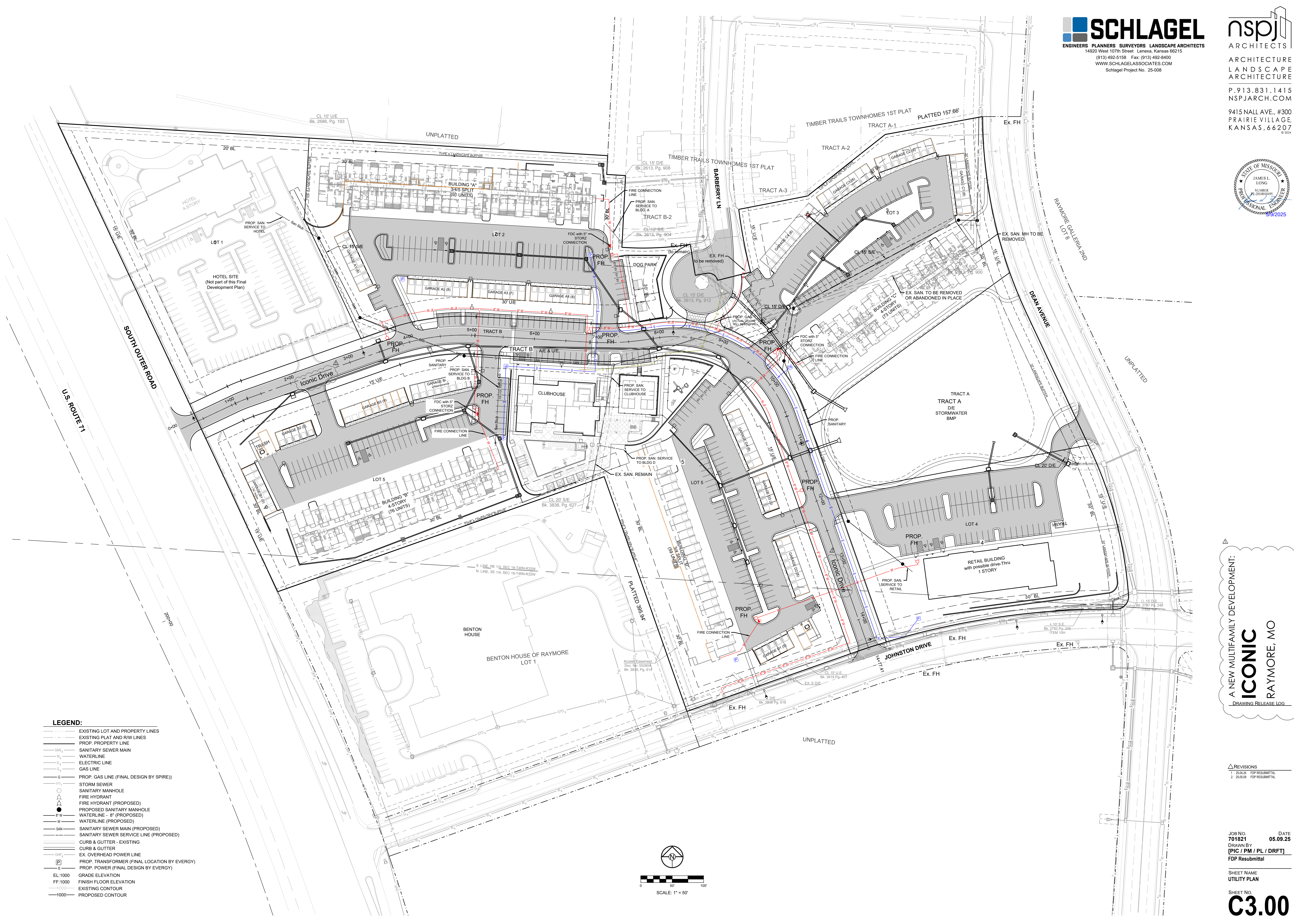
DRAWING RELEASE LOG

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



- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND R/W LINES
 - PROP. PROPERTY LINE
 - SAN_W SANITARY SEWER MAIN
 - W_W WATERLINE
 - E_W ELECTRIC LINE
 - G_W GAS LINE
 - G PROP. GAS LINE (FINAL DESIGN BY SPIRE)
 - SS STORM SEWER
 - SM SANITARY MANHOLE
 - FH FIRE HYDRANT
 - FH (PROPOSED) FIRE HYDRANT (PROPOSED)
 - SM (PROPOSED) PROPOSED SANITARY MANHOLE
 - 8" W WATERLINE - 8" (PROPOSED)
 - W WATERLINE (PROPOSED)
 - SAN SANITARY SEWER MAIN (PROPOSED)
 - SS SANITARY SEWER SERVICE LINE (PROPOSED)
 - CG CURB & GUTTER - EXISTING
 - CG CURB & GUTTER
 - OP OVERHEAD POWER LINE
 - PT PROP. TRANSFORMER (FINAL LOCATION BY EVERGY)
 - P PROP. POWER (FINAL DESIGN BY EVERGY)
 - EL-1000 GRADE ELEVATION
 - FF-1000 FINISH FLOOR ELEVATION
 - 1000 EXISTING CONTOUR
 - 1000 PROPOSED CONTOUR

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

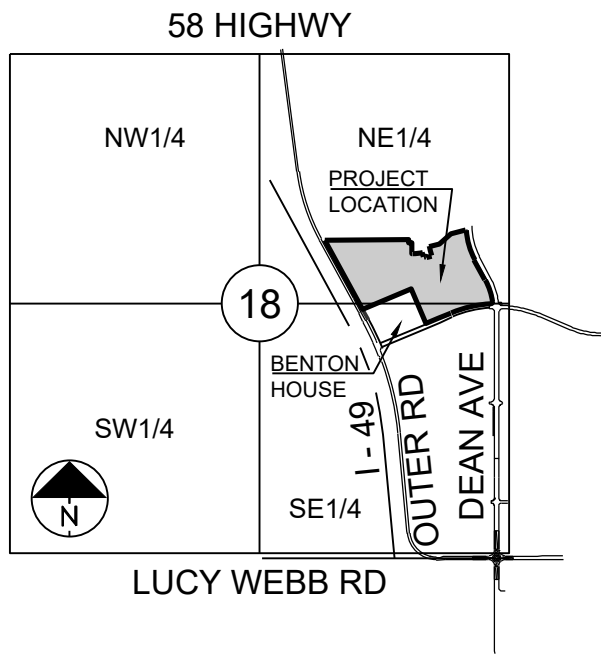
REVISIONS	
1	25.04.24 FDF RESUBMITTAL
2	25.05.09 FDF RESUBMITTAL

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

SHEET NAME
UTILITY PLAN

SHEET NO.
C3.00

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

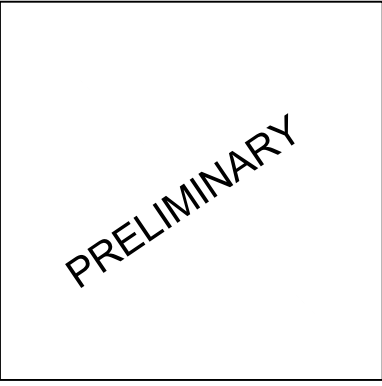
City Planning and Zoning Commission of Peculiar, Missouri this
_____ day of _____, 202__.

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



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

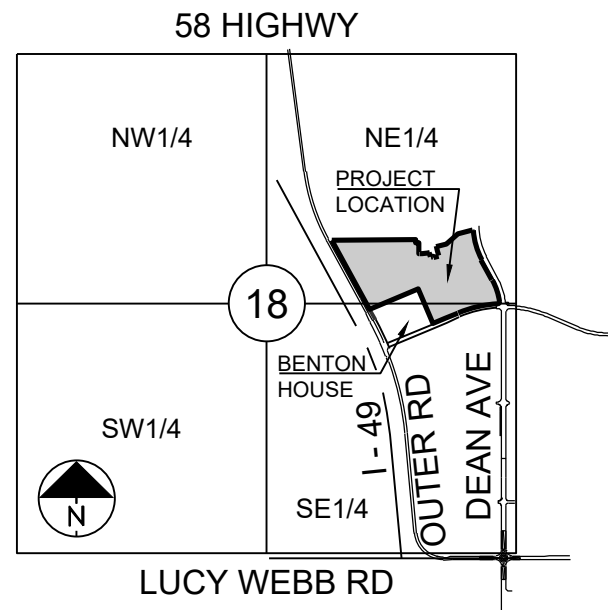
DATE 04/03/2025
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 21-128

FINAL PLAT OF
ICONIC

SHEET NO. 1 of 2

FINAL PLAT OF
ICONIC

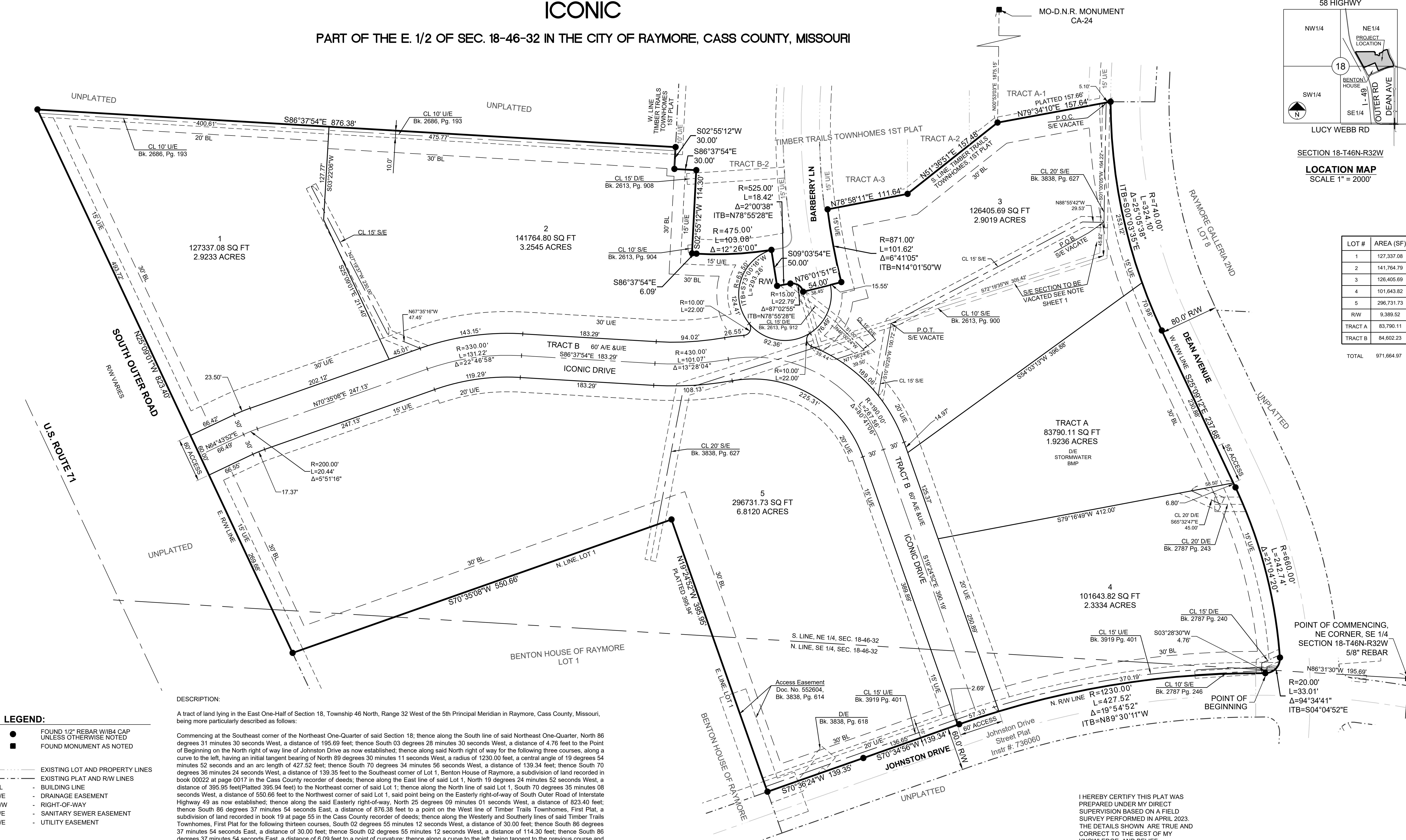
PART OF THE E. 1/2 OF SEC. 18-46-32 IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



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	84,802.23
TOTAL	971,664.97

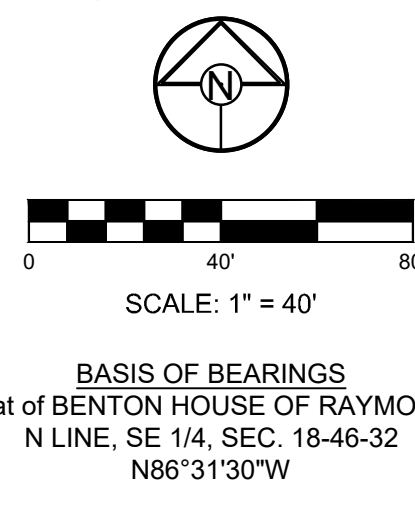


- LEGEND:**
- FOUND 1/2" REBAR W/1/4 CAP UNLESS OTHERWISE NOTED
 - FOUND MONUMENT AS NOTED
 - EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND R/W LINES
 - BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT

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 EAST
CA-24 963442.63' 2790203.55'

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

PRELIMINARY

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

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
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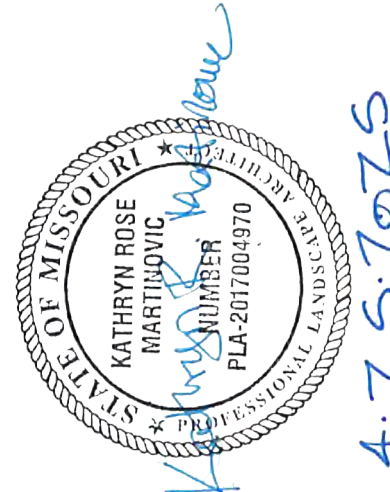
DATE 05/19/2023
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 21-128

FINAL PLAT OF
ICONIC
SHEET NO. 2 of 2



SITE PLAN
1"=60'-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 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 'Hicks'	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"
TJM 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 '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
03.21.25 PROGRESS SET
04.03.25 FDP SUBMITTAL
04.11.25 100% DD SET

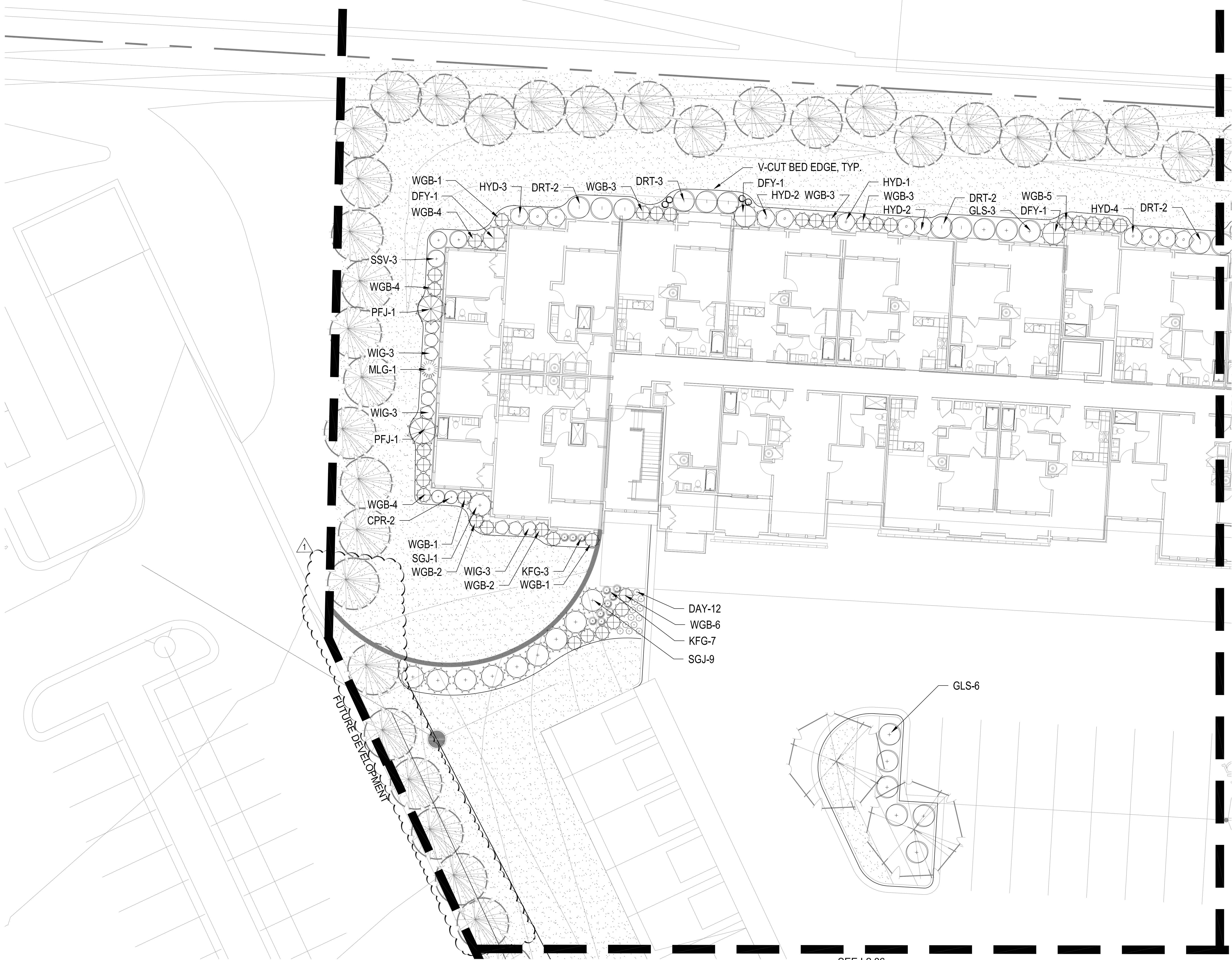
REVISIONS
04.24.25 FDP RESUBMITTAL

JOB NO. 701821
DRAWN BY KRM/SLW
FDP RESUBMITTAL

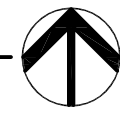
SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.00



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:

- 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:
 - 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.
- 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 (15:1%) 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.

A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

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

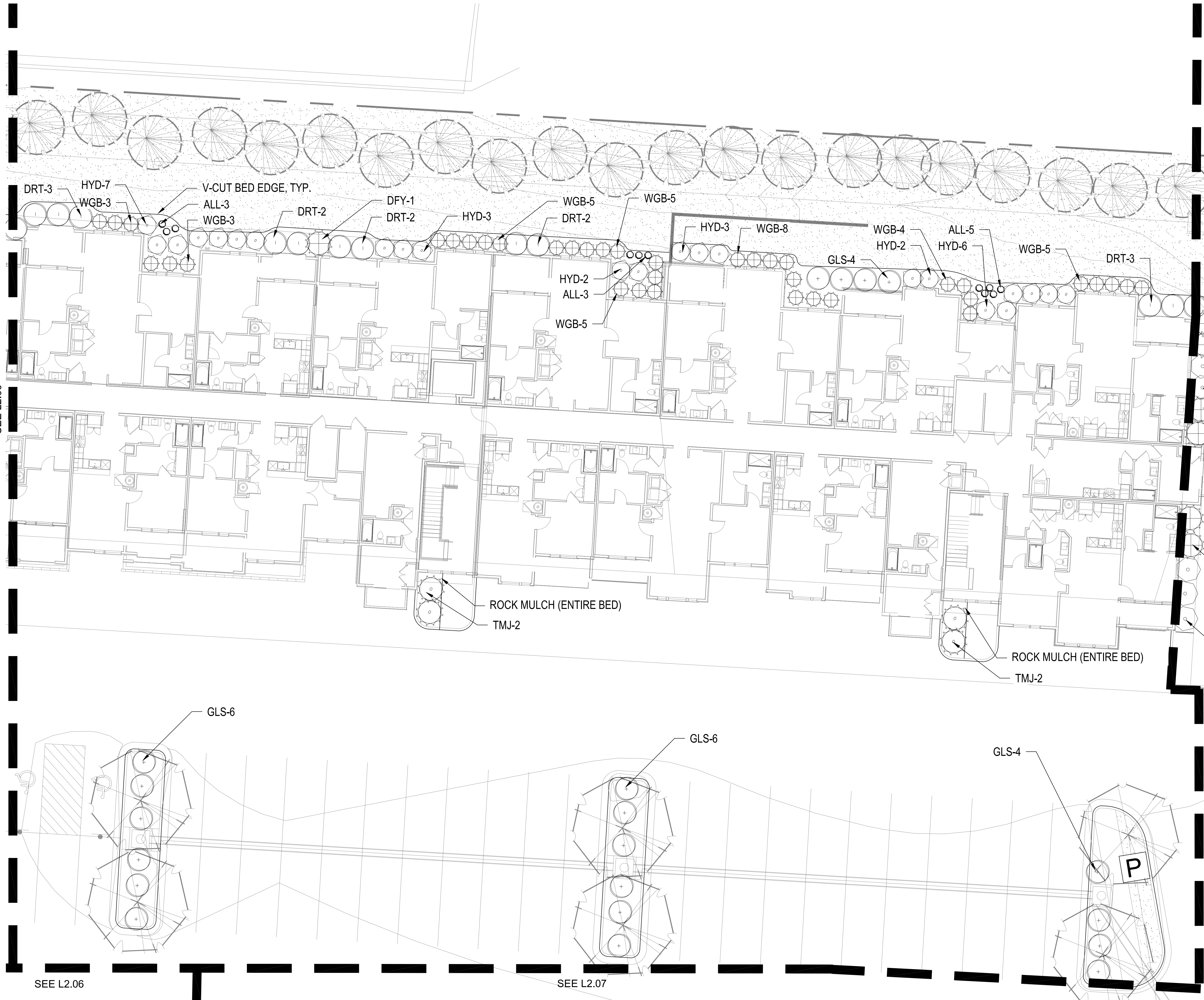
REVISIONS
04.24.25 FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.01



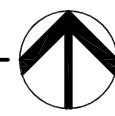
SHRUB PLANTING PLAN
1" = 10'-0"





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 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	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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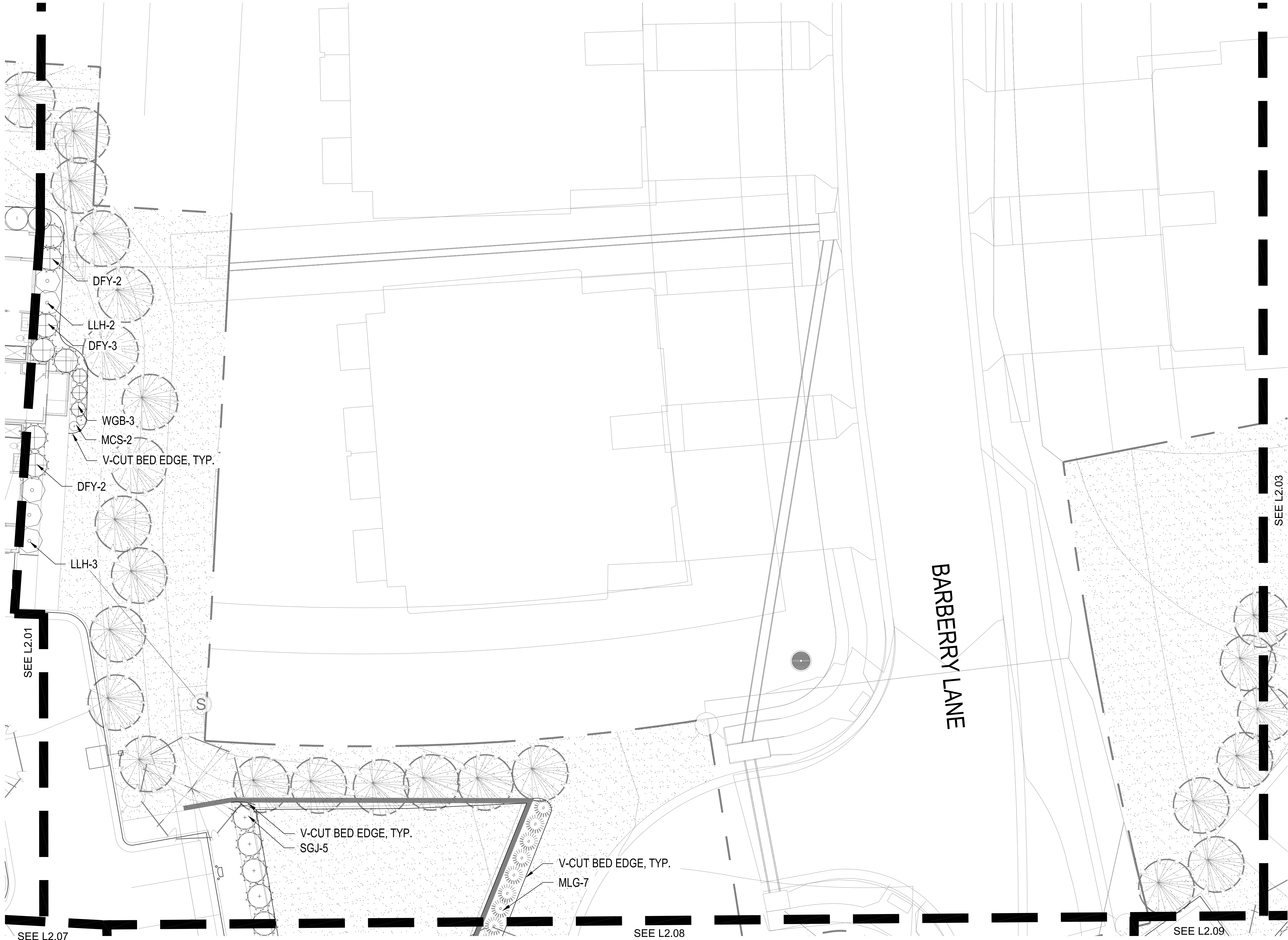
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SHRUB PLANTING PLAN

1" = 10'-0"



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

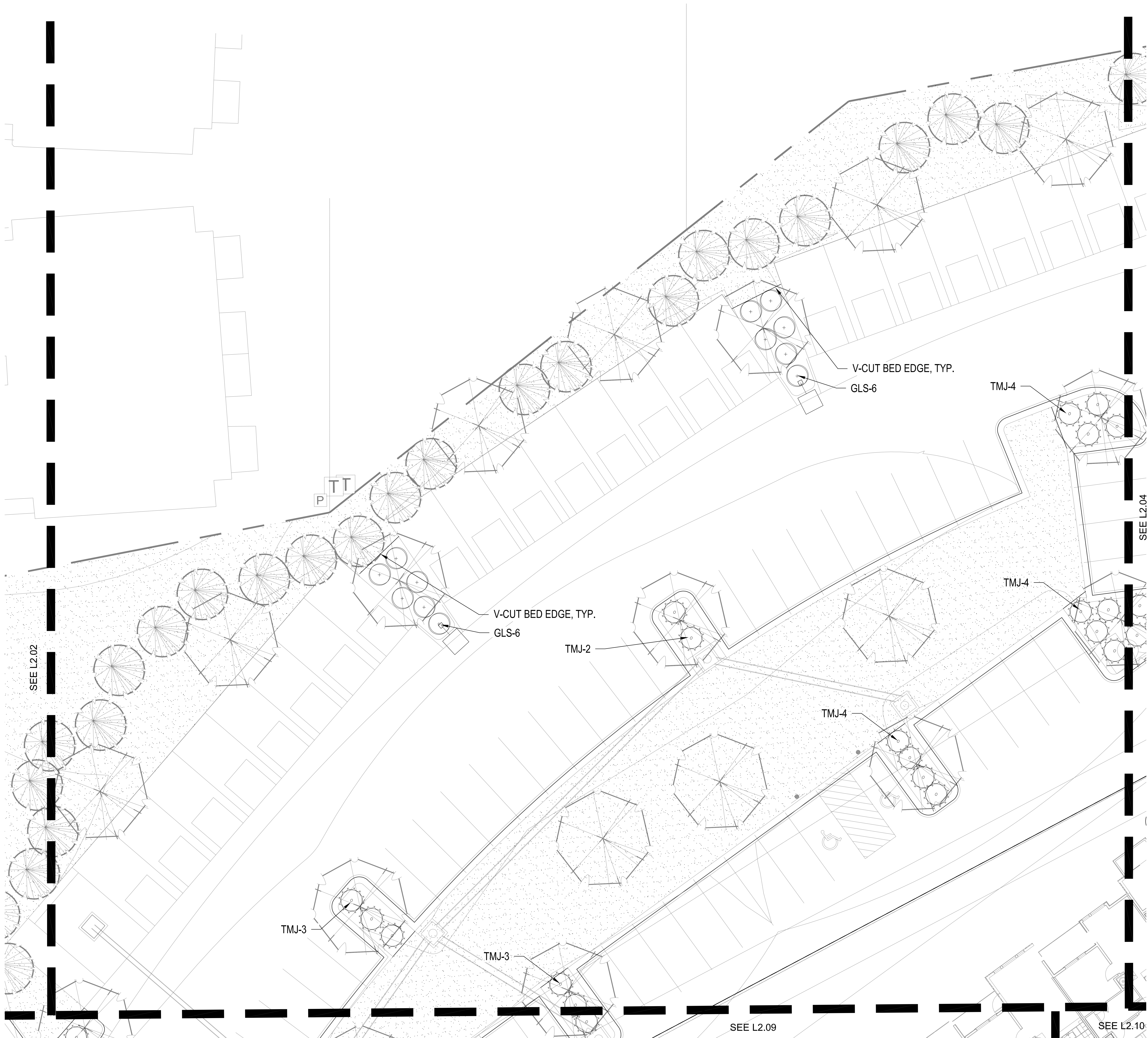
REVISIONS
04.24.25 FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.02



SHRUB PLANTING PLAN

1" = 10'-0"



KEY PLAN

NTS

PLANT LIST

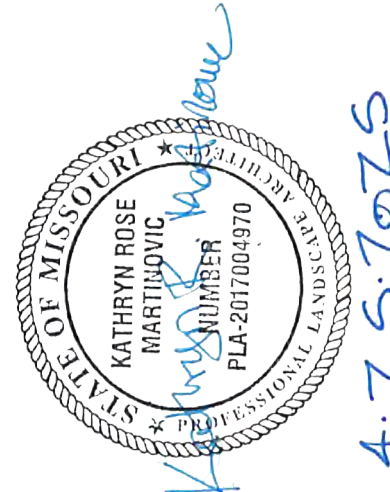
Common Name	Botanical Name	Size	Notes
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DFY Densaformis Yew	Taxus x media 'Densaformis'	5 Gal.	
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GMC Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
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WIG 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.	
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KEY PLAN
NTS

PLANT LIST

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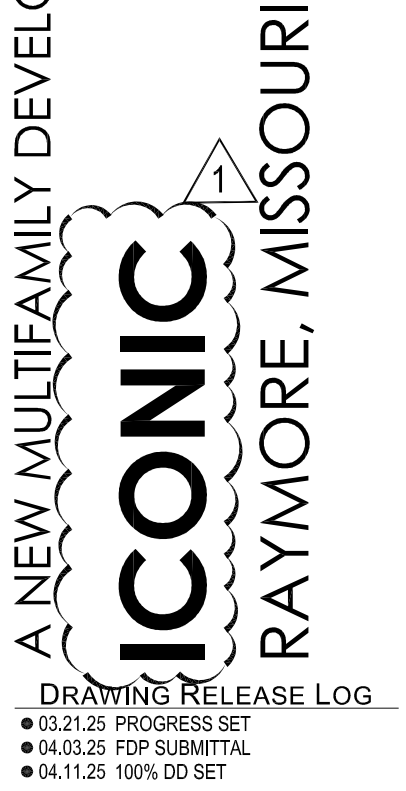
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 - SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
- SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (154%) 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:

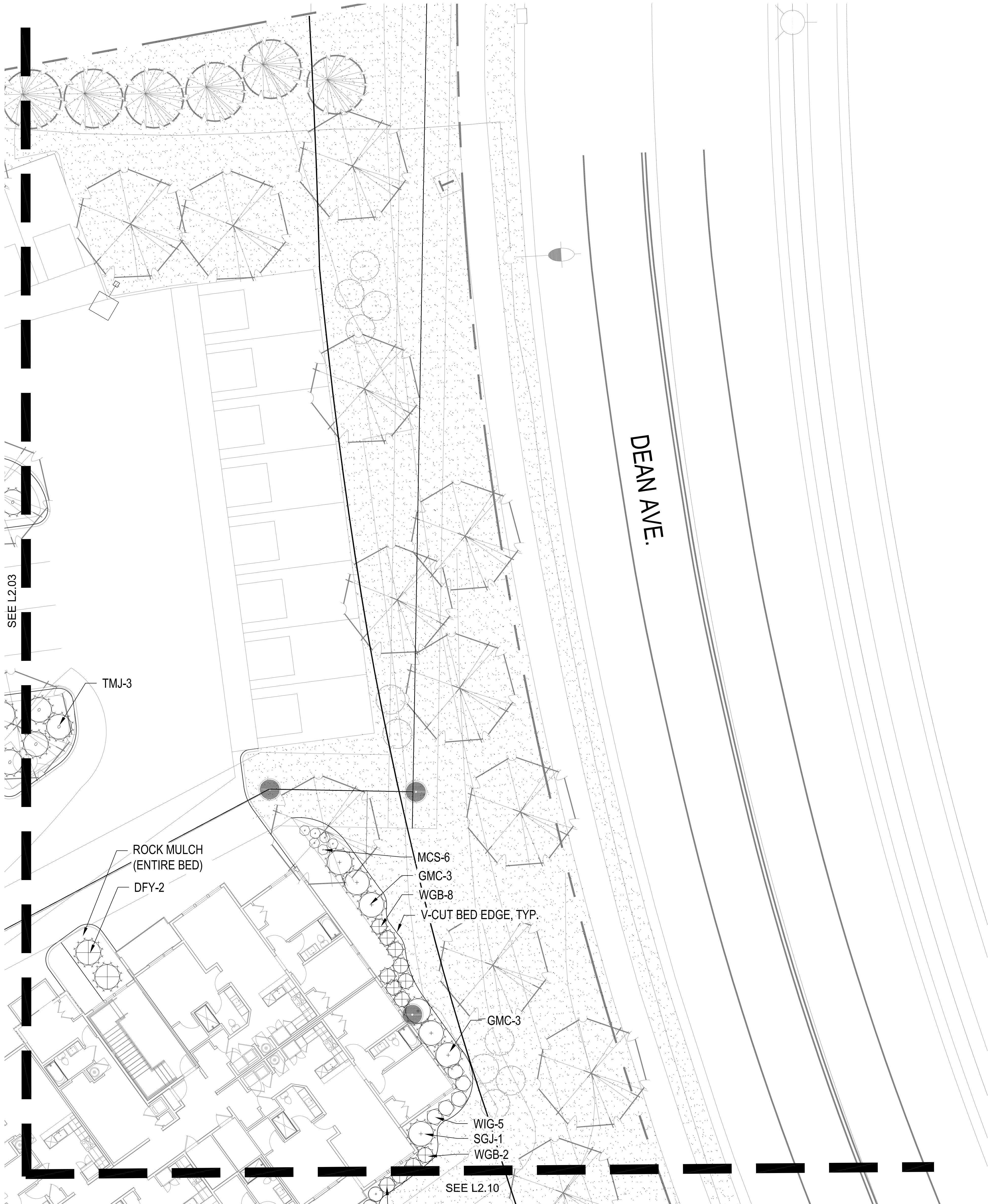


REVISIONS	
04.24.25	FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

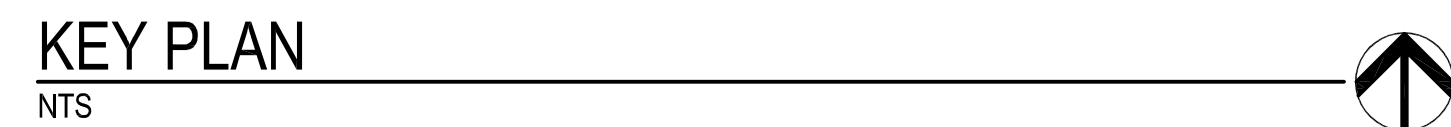
SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.04



SHRUB PLANTING PLAN
1" = 10'-0"





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> 'Violet Thread Branch'	5 Gal.	
HOW Hook's Yew	<i>Taxus x media</i> 'Hookii'	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> 'Kelsay'	2 Gal.	
GMS Goldmound spirea	<i>Spiraea japonica</i> 'Goldmound'	2 Gal.	
GLS Low Lime Spirea	<i>Spiraea alantica</i> 'Gloire de Hollande'	2 Gal.	
HYD 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. 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 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D 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. SOWN SOIL 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.

$$1^\circ = 10' - 0''$$



Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
BHC Blue Rug Juniper	<i>Juniperus horizontalis</i> 'Blue Rug'	5 Gal	
DFY Densoformis Yew	<i>Taxus x media</i> 'Densoformis'	5 Gal	
GBG Green Gem Boxwood	<i>Buxus x Green Gem</i>	5 Gal	24-36"
GMG Gold Moss Cypress	<i>Chamaecyparis paterula</i> 'Yellow Thread Branch'	5 Gal	
HWK Hick's Yew	<i>Taxus x media</i> 'Hick's'	5 Gal	
PFJ Perfecta Juniper	<i>Juniperus chinensis</i> 'Perfecta'	6 Hr	B&B
RG 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 Tam Juniper	<i>Juniperus sabinia</i> 'Tamaris/olfolia'	5 Gal	
WGB Winter Green Boxwood	<i>Buxus microphylla</i> 'Winter Green'	5 Gal	24-36"
Deciduous Shrubs			
CRP Carpet Rose-Pink	<i>Rosa</i> 'Flower Carpet Pink'	2 Gal	
DKL Dwarf Korean Lilac	<i>Syringa meyeri</i> 'Palibin'	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 Glow Low Sumac	<i>Rhus aromatica</i> 'So-Low'	2 Gal	
HYS Hardy Endersbury Hydrangea	<i>Hydrangea macrophylla</i> 'Bailmer'	5 Gal	
MCS Magic Carpet Spirea	<i>Spiraea japonica</i> 'Magic Carpet'	2 Gal	
SS Summer Spilled Wine Vignette	<i>Viburnum plicatum</i> x <i>venustum</i> 'sum Summer Snowflake'	5 Gal	
WV Spilled Wine Weigela	<i>Weigela florida</i> 'Spilled Wine'	2 Gal	
Grasses			
KF Karl Foerster Grass	<i>Calamagrostis x spodiota</i> 'Karl Foerster'	2 Gal	
LR Tidwell's Big Blue Linop	<i>Liriope muscari</i>	6" pot	
MLG Morning Light Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'	2" pot	
MLR Variegated Linop	<i>Liriope californica</i> variegata	6" pot	
Perennials			
AL Allium	<i>Allium triquetrum</i>	1 Gal	
BES Black Eyed Susan	<i>Rudbeckia hirta</i>	1 Gal	
CA Catmint	<i>Nepeta x frassenii</i> 'Walker's Low'	1 Gal	
CH Chivalry	<i>Heimerbachia</i> 'Black Eyed Stella' or 'Little Business'	1 Gal	
MG Meadow Sage	<i>Salvia nemorosa</i>	1 Gal	

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. THEY SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
9. STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
10. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
12. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
13. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
14. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND SEEDING 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, 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.



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'	5 H.	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 '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.	
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.	
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.
- 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 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 3.2 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

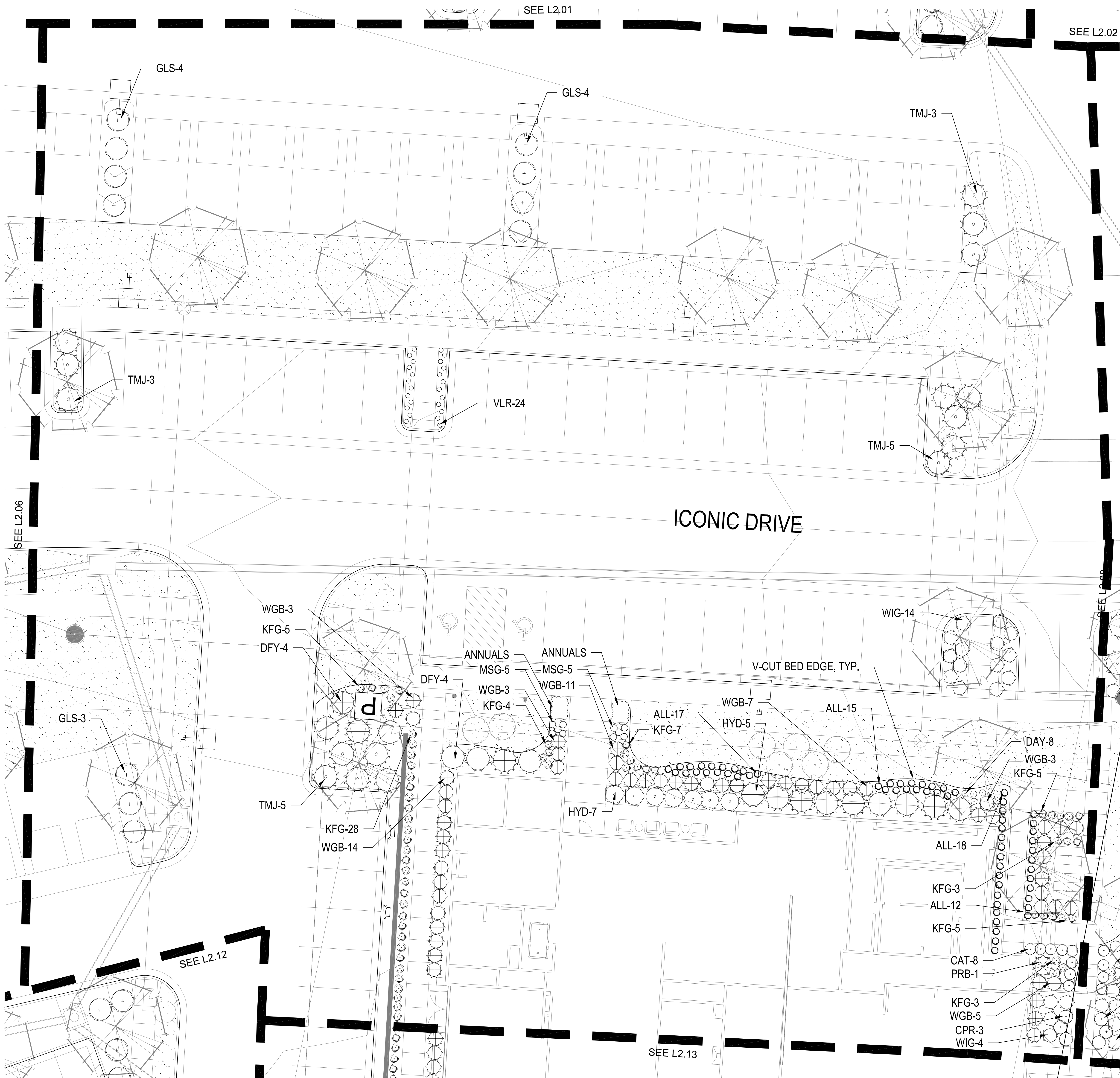
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REVISIONS
04.24.25 PDF RESUBMITTAL

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
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 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	2 H.	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 'Keiskei'	2 Gal.	
GMS Goldmound Spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
MCS Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
SSV Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG Spilled Wine Weigela	Weigela florida 'Spilled Wine'	2 Gal.	
Grasses			
KFG Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
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.	

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:

- CREeping GROUNDcover 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.

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:

- 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.

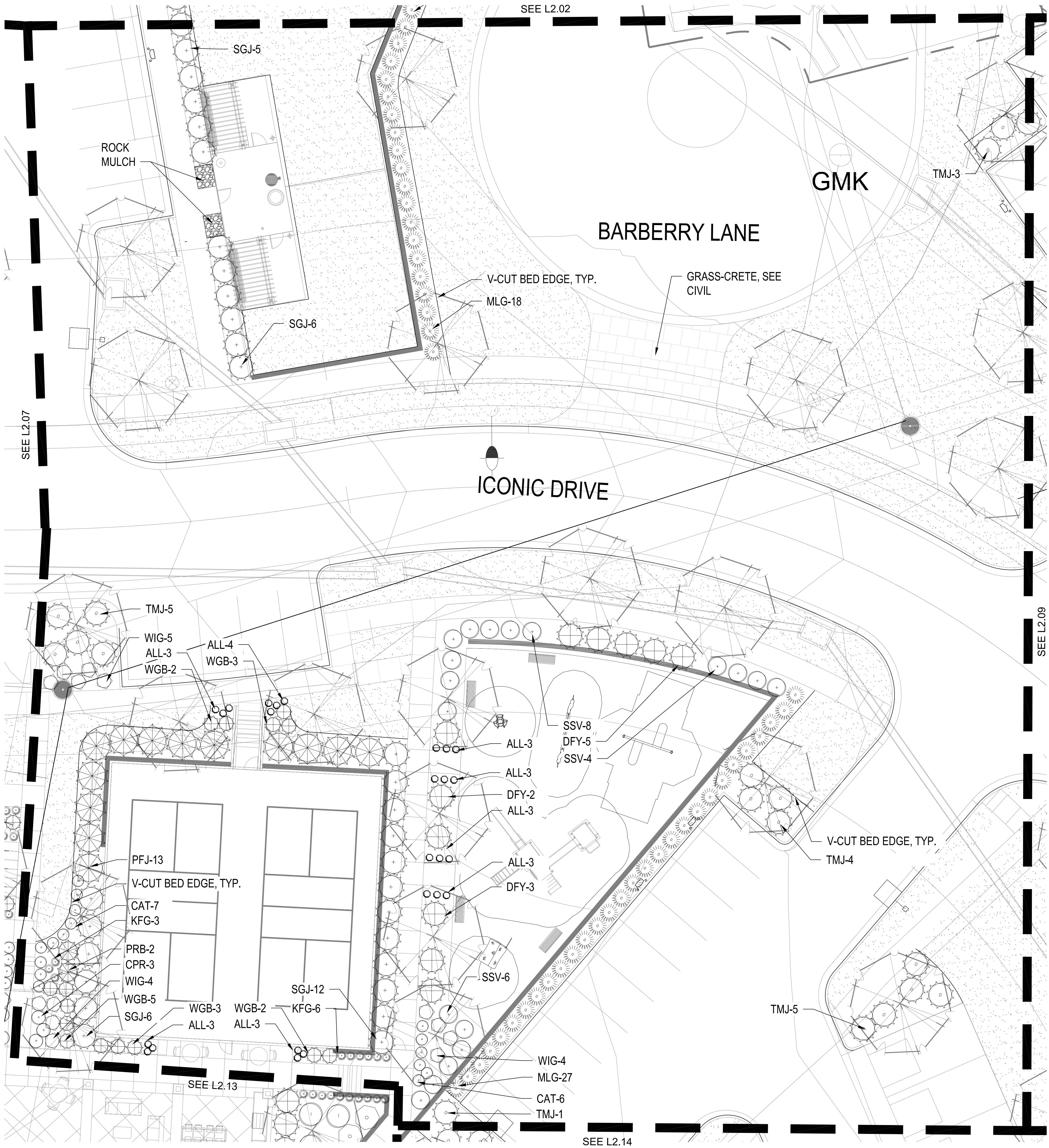
REVISIONS
04.24.25 FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

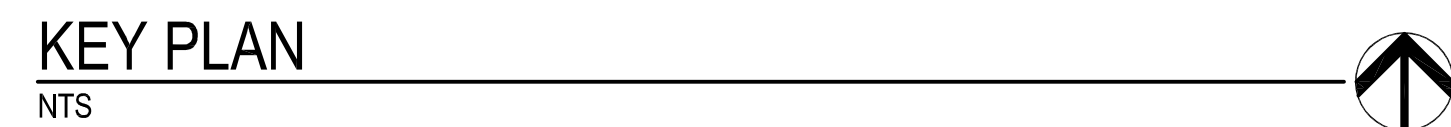
SHEET NO.

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.	
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> 'Violet 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 sabinia</i> 'Tamariscolora'	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 Lilac	<i>Syringa meyeri</i> 'Pallidus'	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 Hollande'	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 muscari</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 GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
9. STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
10. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
11. STEPPING STONES SHALL BE HICKORY 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 FLIRT 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.

DRAWING RELEASE LOG

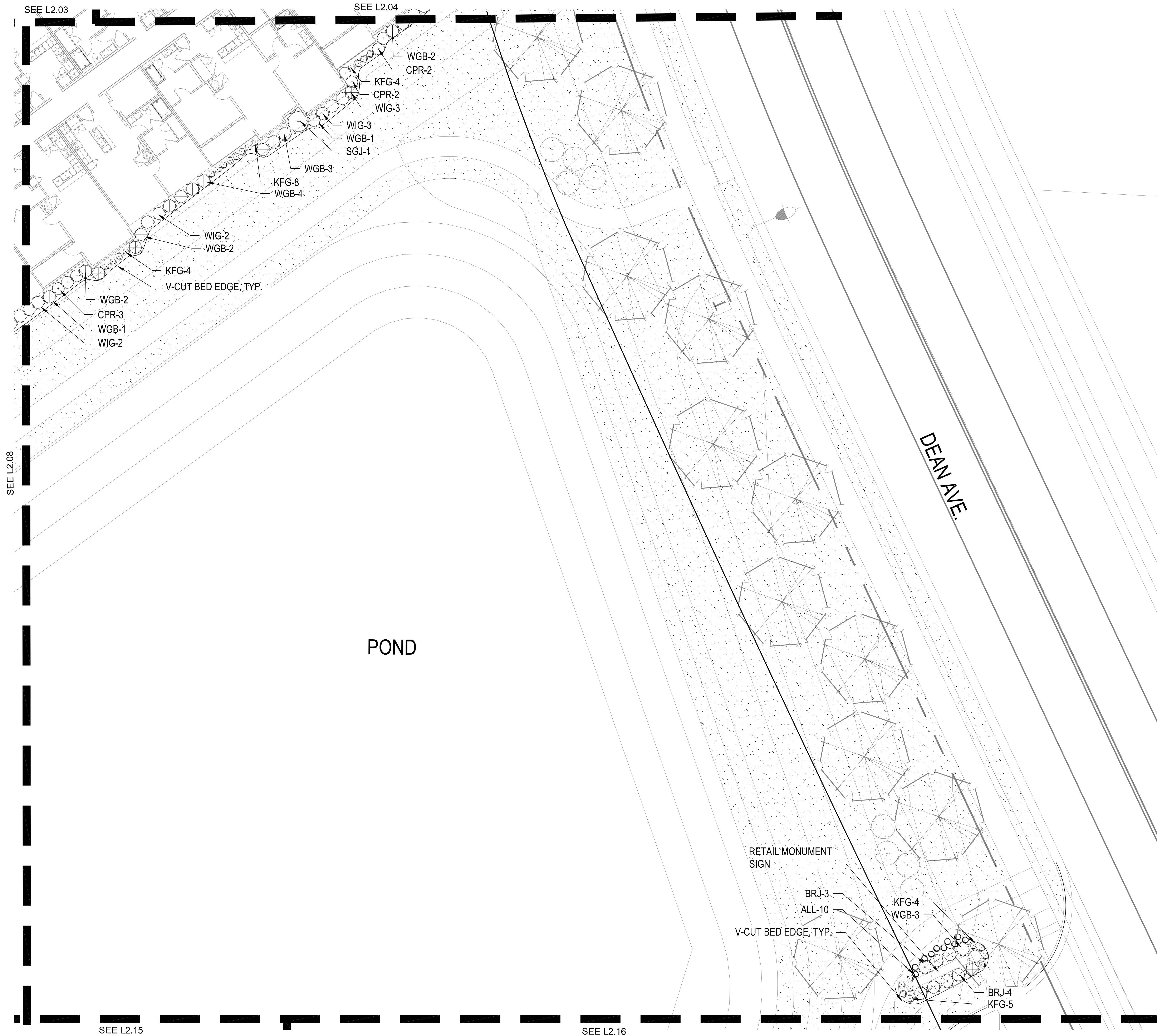
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- 04.03.25 FDP SUBMITTAL
- 04.11.25 100% DD SET

REVISIONS
1 04.24.25 FDP RESUBMITTAL

SHEET NO.
L2.09

Page 63 of 1





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.	
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 '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.	
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.	

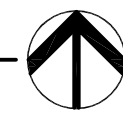
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 - REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
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 - REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
 - 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.
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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.	
HKW Hick's Yew	Taxus x media 'Hicks'	5 Gal.	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	2 1/2 H.	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.	
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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.	
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			
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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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 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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 9. STRIP TOPSOIL AND SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX AND DEPTHS.
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 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.
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- SEEDING & SOD NOTES:
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 2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
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 5. SEEDING OPTIONS:
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 6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
 7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

A NEW MULTIFAMILY DEVELOPMENT:

ICONIC
RAYMORE, MISSOURI

DRAWING RELEASE LOG
#153,2125 PROGRESS SET
#453,2125 PDF SUBMITTAL
#453,2125 100% CD SET

REVISIONS
04.24.25 FDP RESUBMITTAL

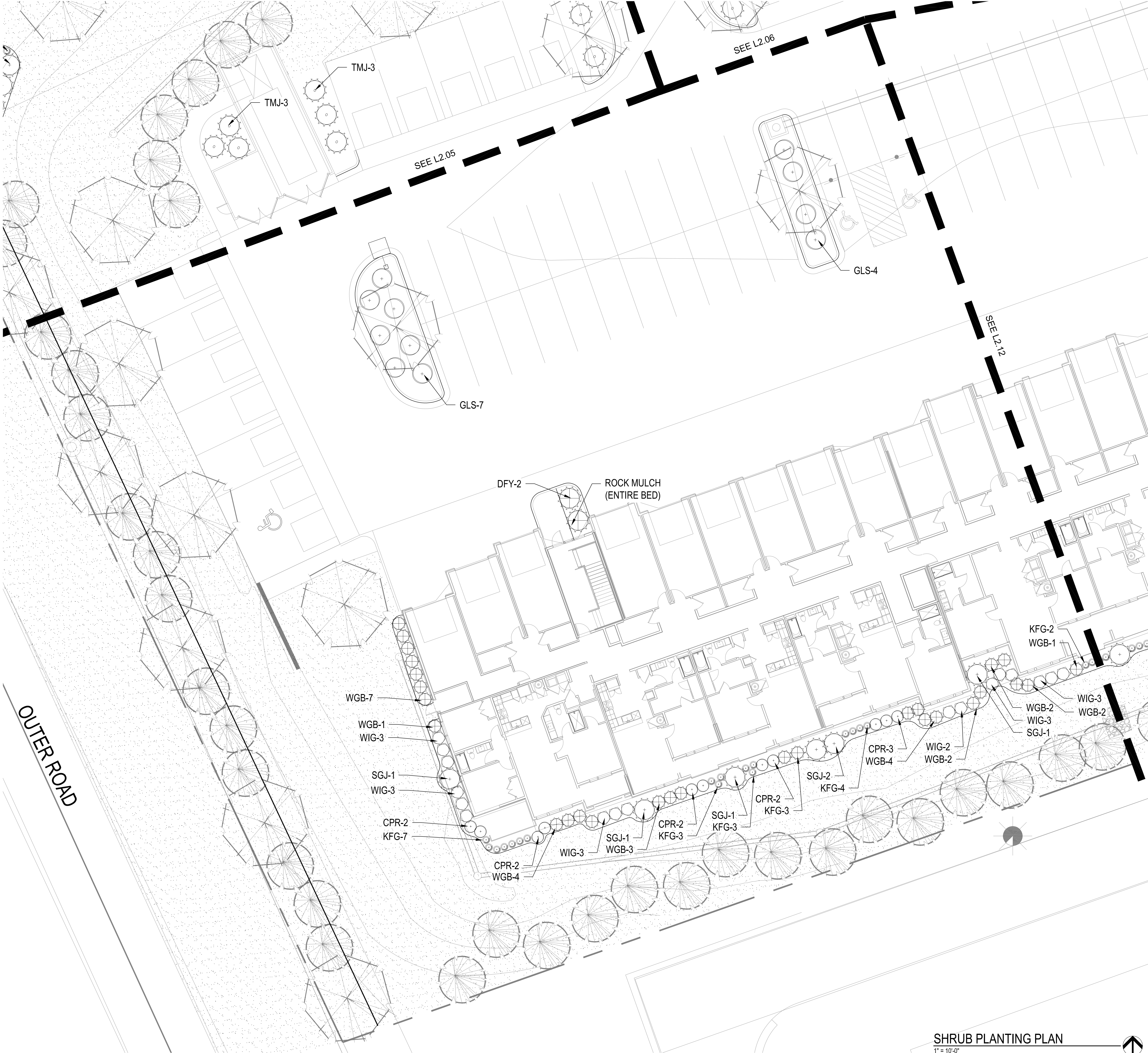
JOB NO.
701821
DATE
04.24.25

DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.11



SHRUB PLANTING PLAN

1" = 10'-0"





SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Common Name	Botanical Name	Size	Notes
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PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Ht.	8-8.5
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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.	
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.
 - 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:
 - 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.
 - SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDS 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.

ARCHITECTURE
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PRAIRIE VILLAGE,
KANSAS, 66207

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4-7-5-7675

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

04.24.25 FDP RESUBMITTAL

JOB NO.
701821

DRAWN BY
KRM/SLW

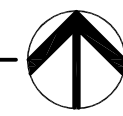
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

L2.12

Page 66 of 108



NT:

GENERAL NOTES:

- SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
- 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. SOWING 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. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

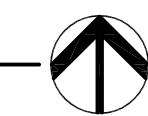
JOB NO. 701821
DRAWN BY KRM/SLW
FDP RESUBMITTAL

SHEET NO.

SHEET NO.

L2.13

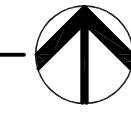
Page 67 of 108


$$1'' = 10'-0''$$




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.	
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.
- 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 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.
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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.
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- 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.
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- 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:
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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% DD SET

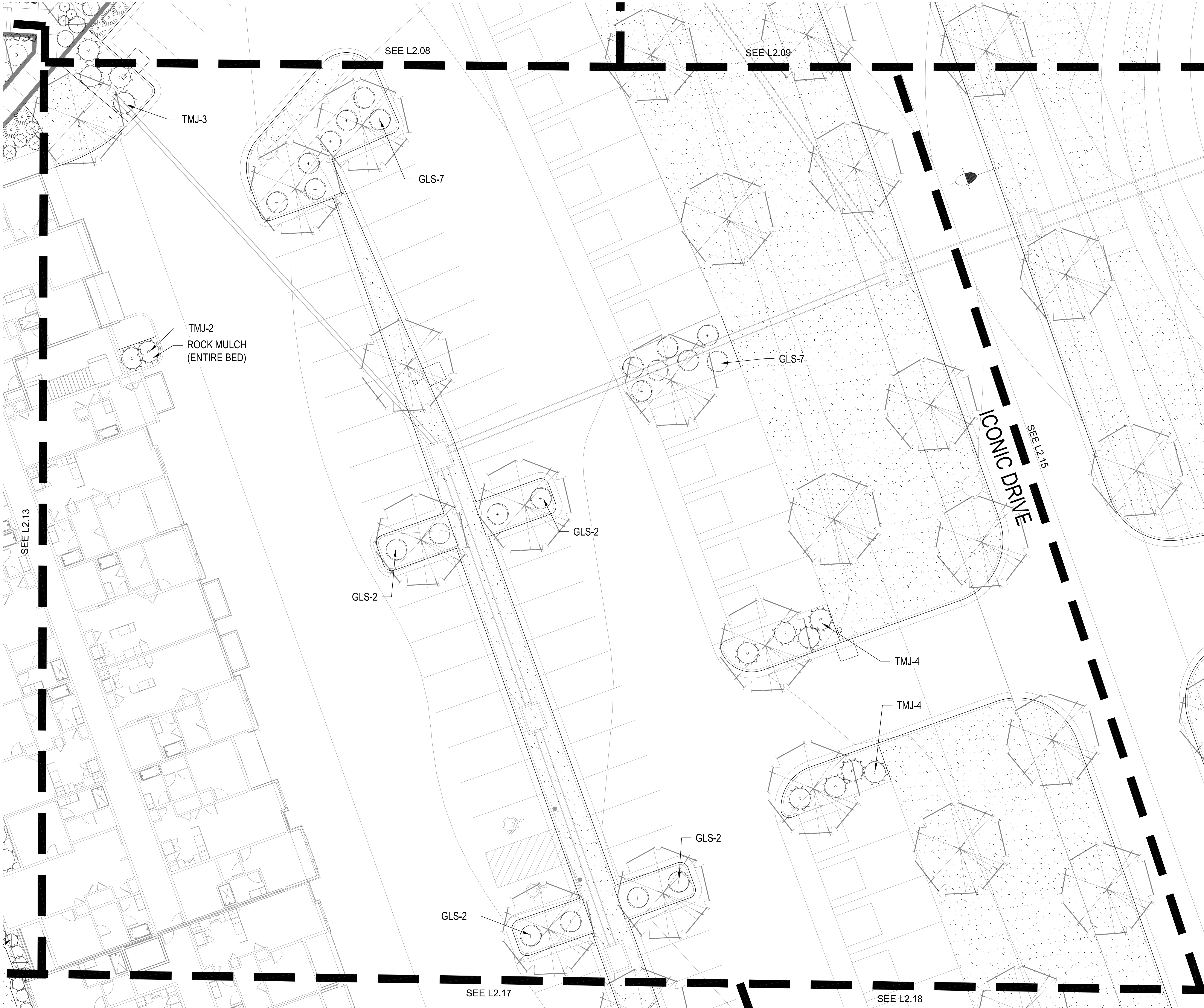
REVISIONS
04.24.25 FDP RESUBMITTAL

JOB NO.
701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.

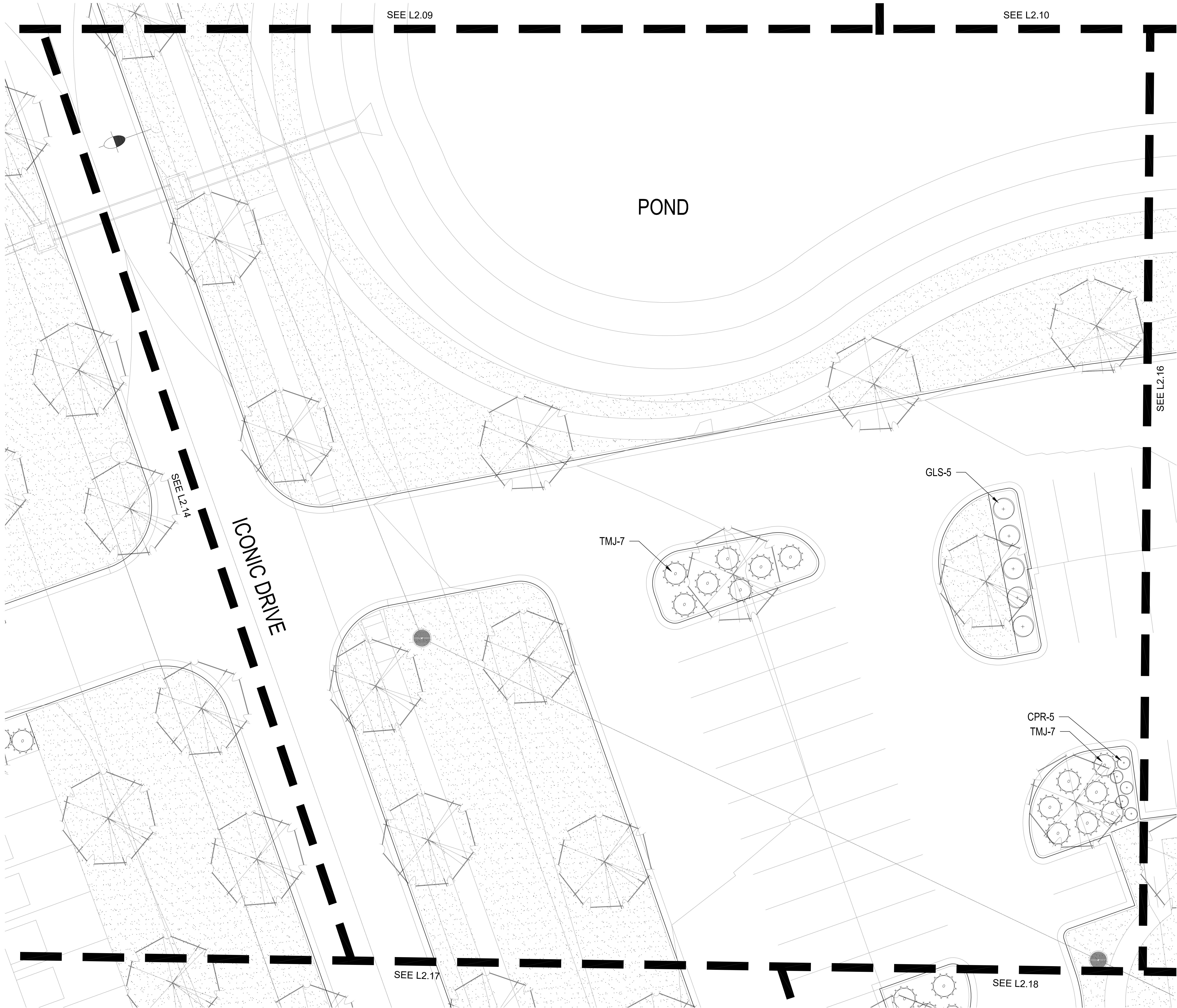
L2.14



SHRUB PLANTING PLAN

1" = 10'-0"





SHRUB PLANTING PLAN

1" = 10'-0"



KEY PLAN

NTS

PLANT LIST

Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
BRJ Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
DFY Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
GGB Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
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.	
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MLG Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
VLIR Variegated Liriope	Liriope muscari variegata	6" pot.	
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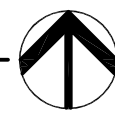
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- REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
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- 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:
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 - 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 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.	
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GLS Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD Endless Summer Hydrangea	Hydrangea macrophylla 'Baller'	5 Gal.	
MCB 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.	
YLR 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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SEEDING & SOD NOTES:

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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
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

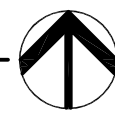
SHEET NO.

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.	
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#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



KEY PLAN

NTS

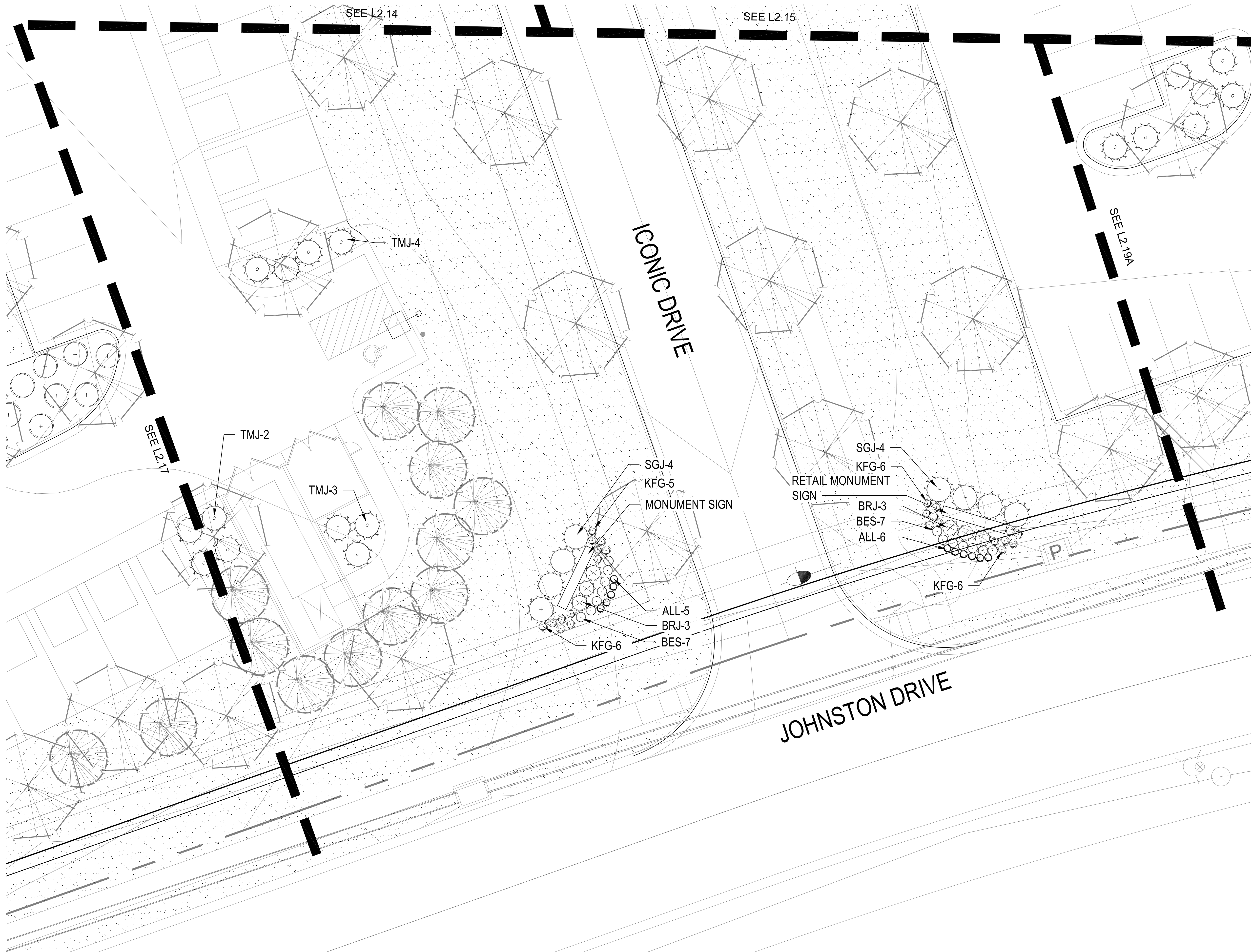


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SHRUB PLANTING PLAN

1" = 10'-0"



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#14.11.25 100% DD SET

REVISIONS
14.24.25 FDP RESUBMITTAL

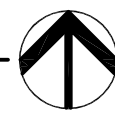
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701821
DRAWN BY
KRM/SLW
FDP RESUBMITTAL

SHEET NAME
SHRUB PLANTING

SHEET NO.
L2.18


$$1'' = 10'-0''$$


1" = 10'-0"



NTS

GENERAL NOTES:

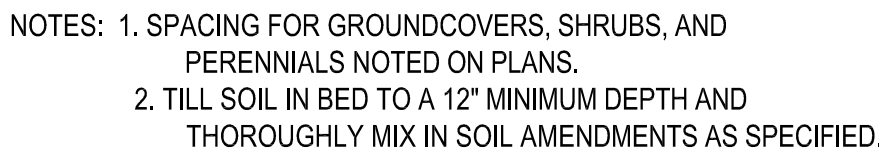
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- REVISIONS
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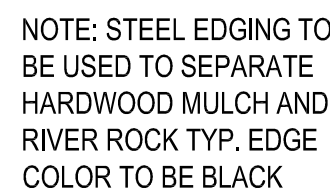
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SHRUB PLANTING

SHEET NO.

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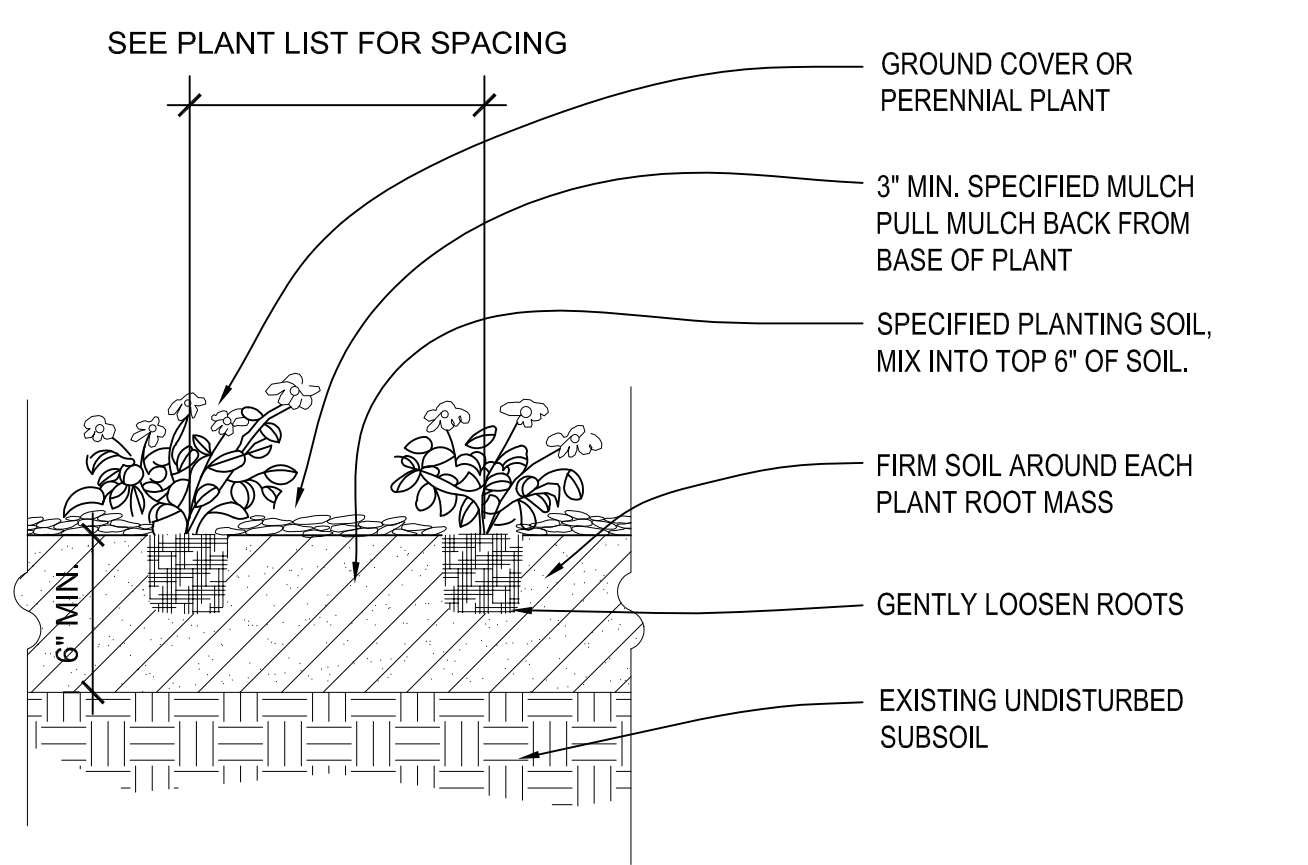


10 PLANT SPACING DETAIL
NOT TO SCALE



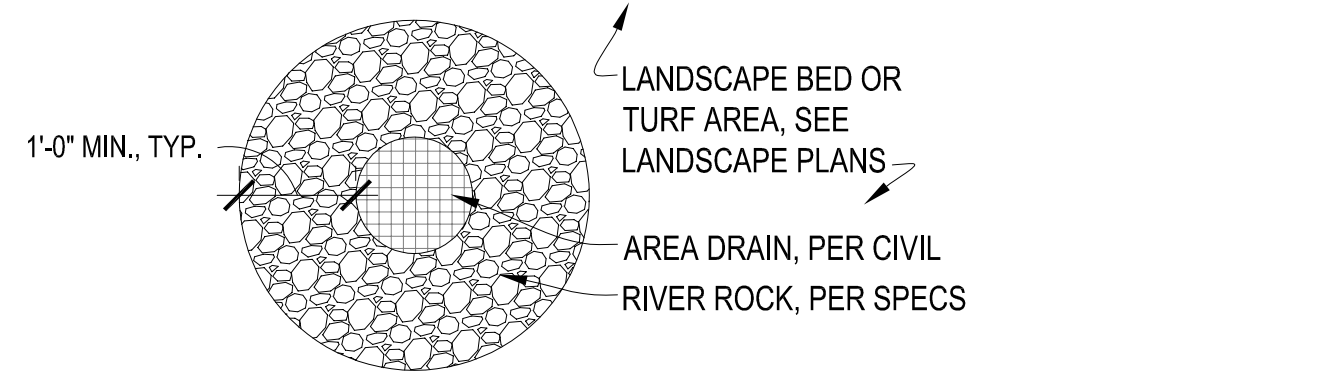
9 STEEL EDGING DETAIL
NOT TO SCALE

8 V-CUT EDGING DETAIL
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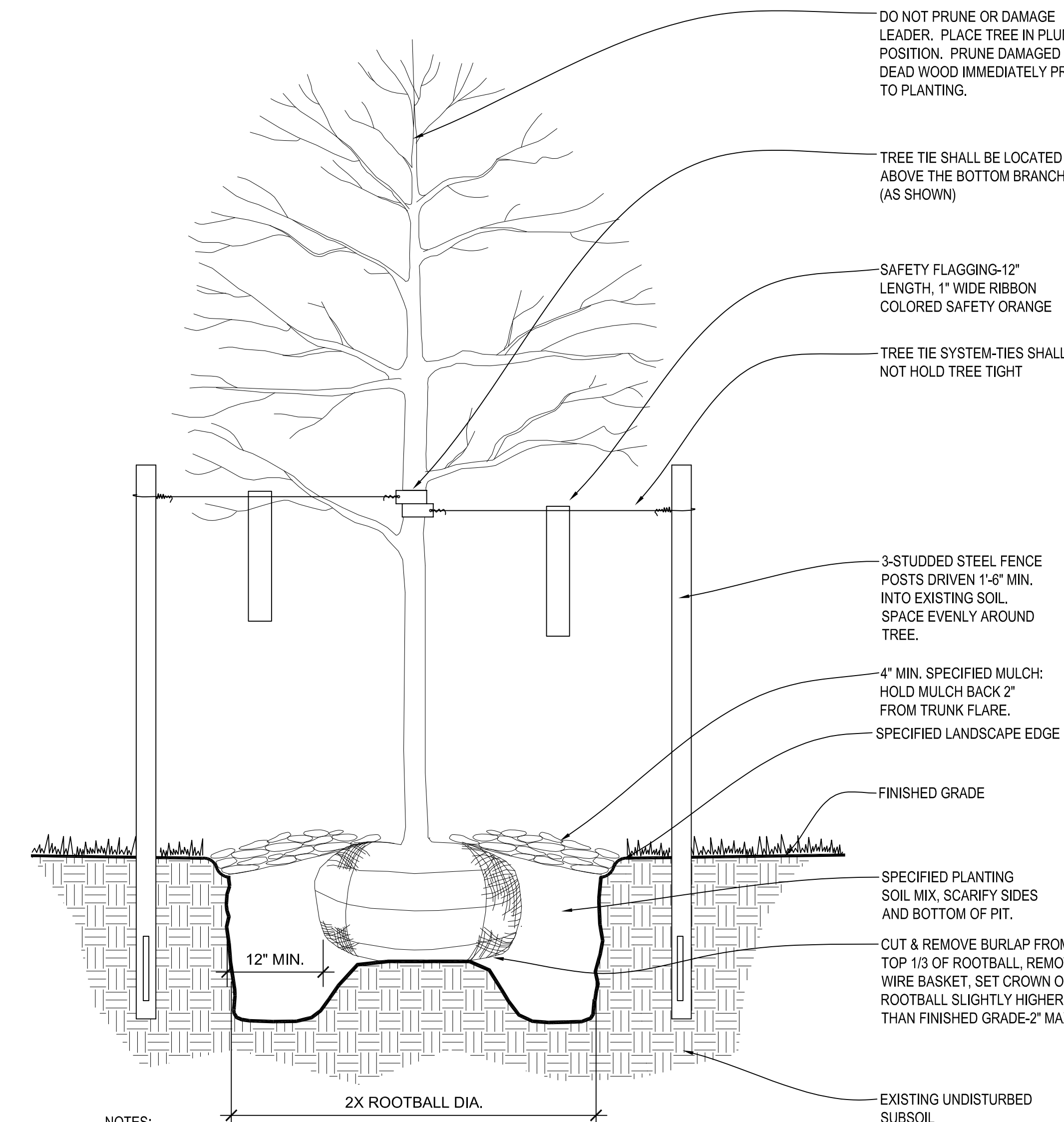


7 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE

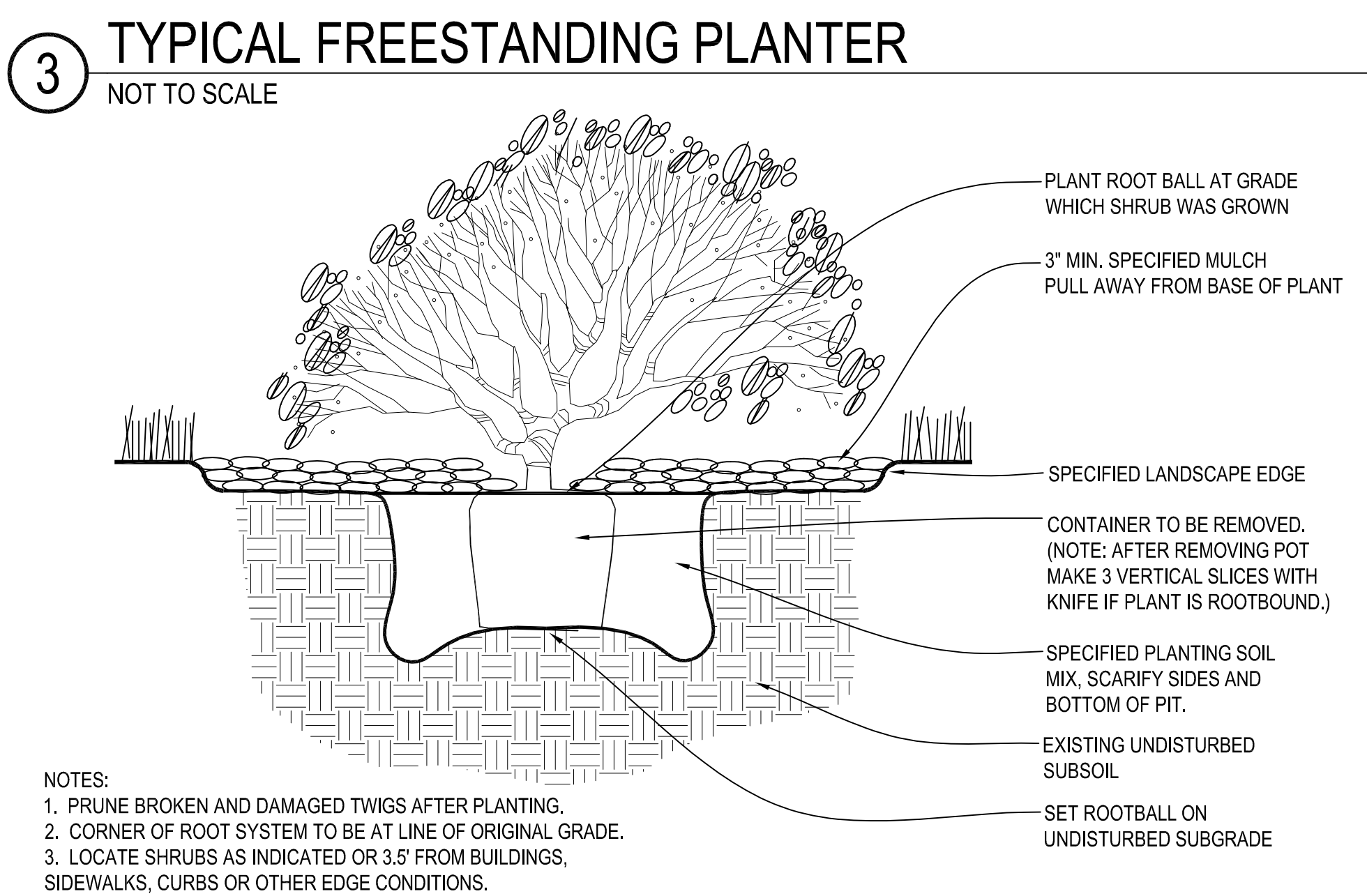
6 DOWNSPOUT/SPLASH BLOCK DETAIL



5 LANDSCAPE AREA DRAIN DETAIL

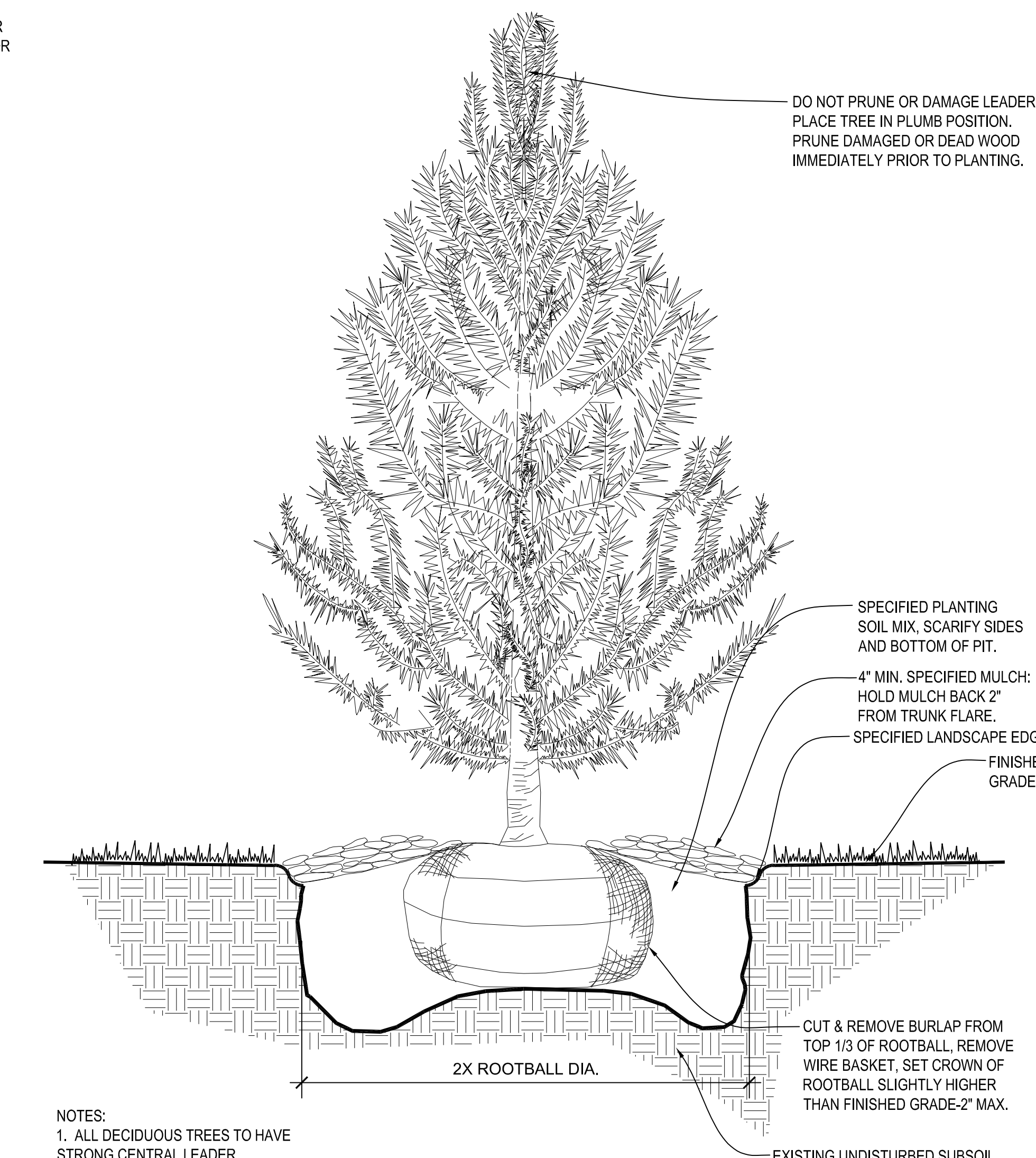


4 DECIDUOUS TREE PLANTING DETAIL

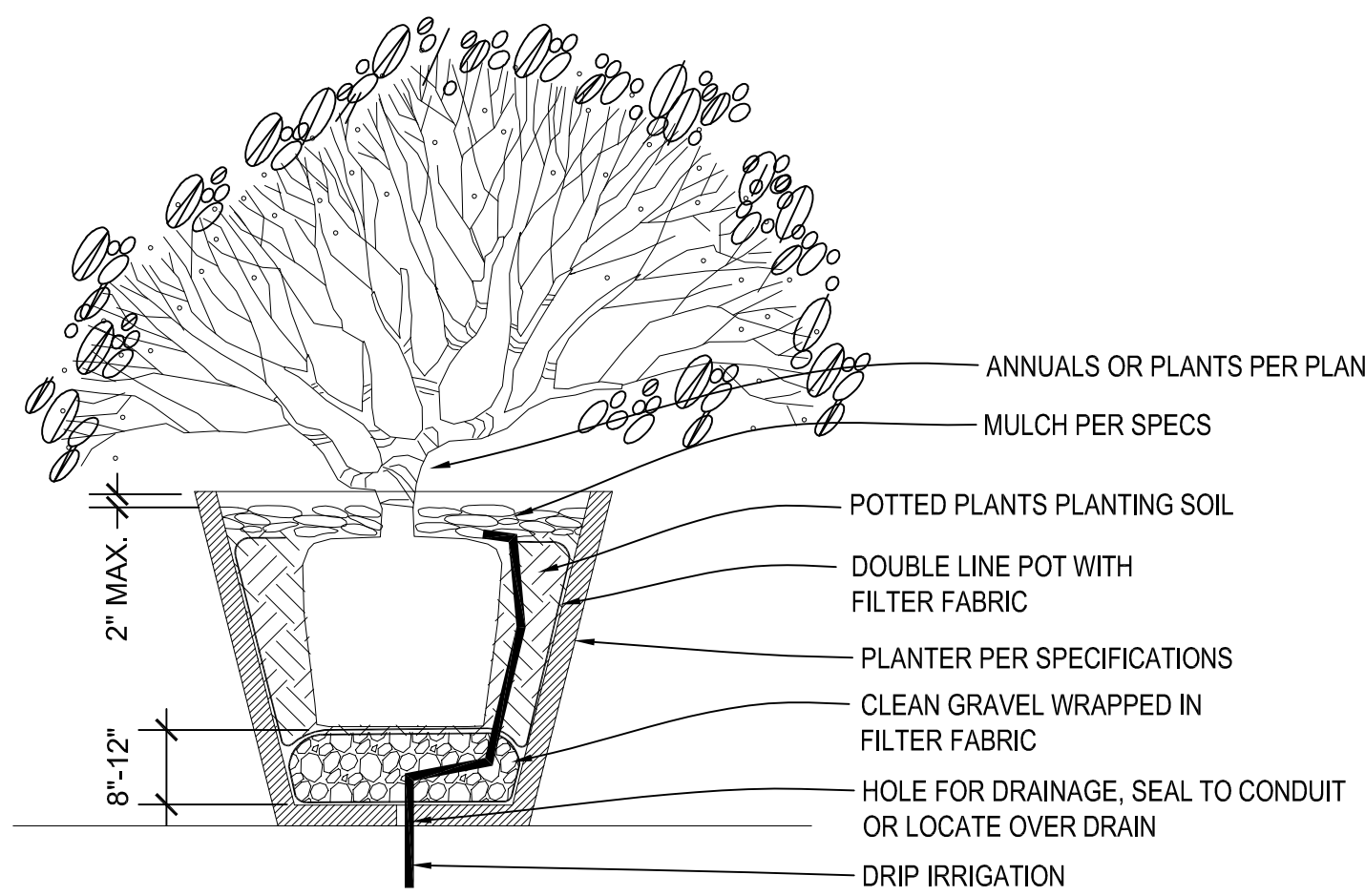


2 SHRUB PLANTING DETAIL

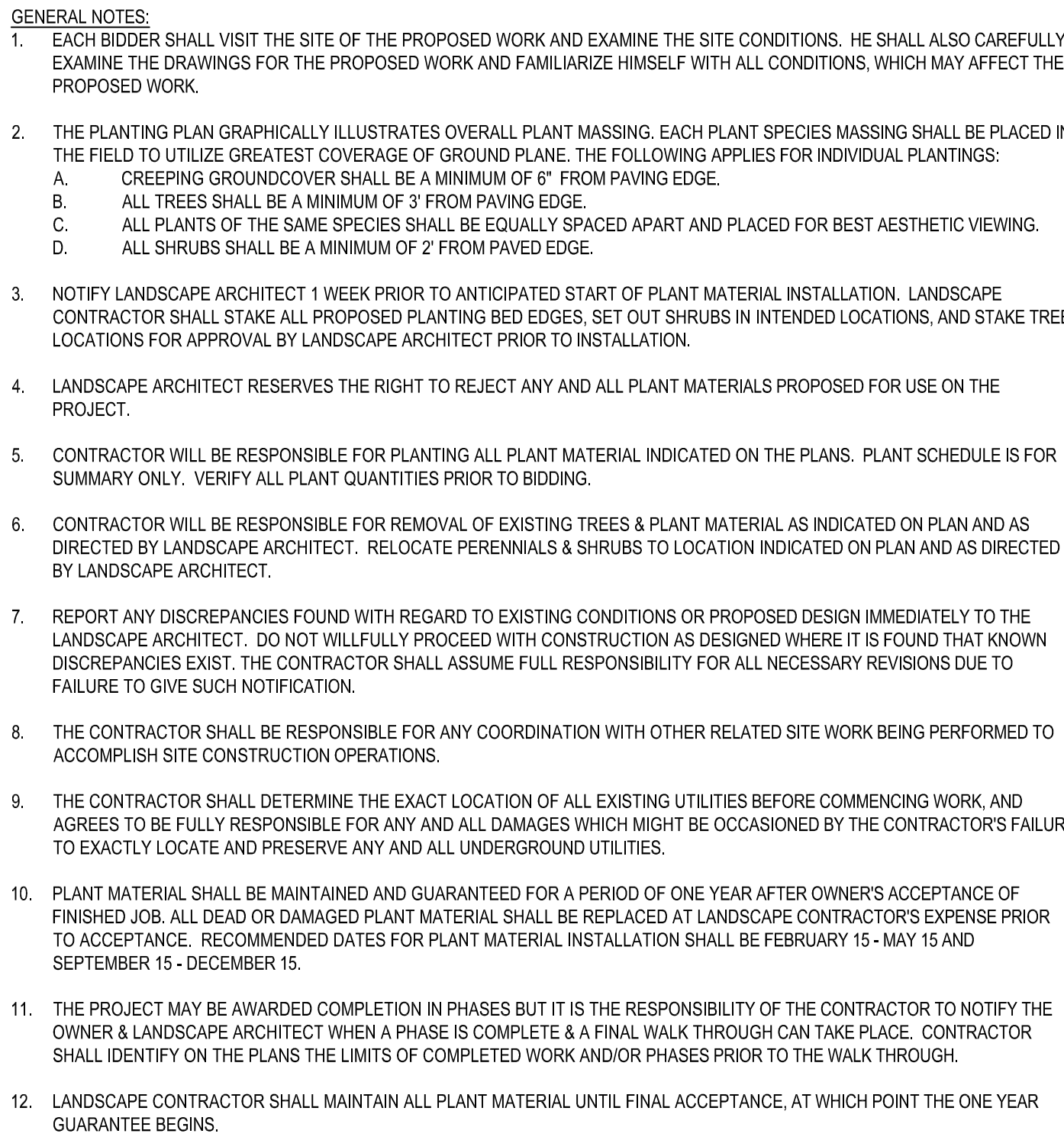
NOT TO SCALE



1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



3 TYPICAL FREESTANDING PLANTER



MATERIALS:

13. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
14. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
15. SHREDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDED 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. HOOPS AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUIV. "CINCH TIES" BY J LICHENTHALER, "ADAQ-TIE" BY HEAVYWEIGHT, OR A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
17. SOO SHALL BE CERTIFIED TURFGRASS SOO COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOVED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOO SHALL BE A BLEND OF NOT LESS THAN 3 MIXED CENTURY BLUEGRASS (POSPARTISMA) VARIETIES, A NATIVE MIXTURE OF BLUEGRASS, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIA JULIFLORA) CRIMSON AND PERENN DOMESTIC). IT SHALL BE A 10% OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOO SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN RUMMUS, FERTILIZED 3-3-3 WEEKS PRIOR TO CUTTING. ALL SOO SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPS PRIOR TO PLANTING SHALL BE 24 HOURS.
18. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
19. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2" BY HOUSE OF ROCKS OR APPROVED EQUIV. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & 4" MIN. DEPTH. PLANTING WITHIN POOL FENCING SHALL HAVE ROCK MULCH.

INSTALLATION:

2. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND MIXEND WITH PLANTING MIX. A 10:10:10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING MIX. MIX DETAILS FOR PERENNIAL, GROUNDCOVER, SHRUBS 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 MIX MIX.
3. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
4. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRAGILE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TONG THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTRANCE 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 AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

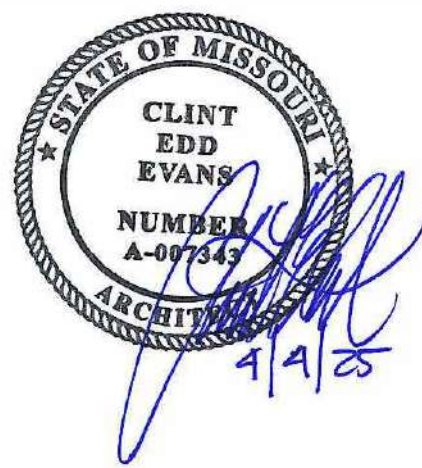
IRRIGATION PERFORMANCE SPECIFICATIONS:

- PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTION. CONTRACTOR SHALL SUBMIT ALL IRRIGATION MATERIALS TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE. PROVIDE 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:

1. PRESSURE PIPE: 150 PSI (1035 KPA).
2. CUTTING AND DRAIN PIPE: 100 PSI (680 KPA).
3. MAIN LINE TO BE CL-200 PVC/VINYL CHLORIDE PIPE OR ASTM D 1785, PVC 120, SCHEDULE 40, SOCKET-TYPE FITTINGS, AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUIV.
4. 1. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BALL AND SOCKET JOINTS.
5. 2. PIPE EXCEEDING 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
6. 1. THROAT BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
7. 3. LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUIV.
8. 4. DRIP TUBING: FLO TYING OR APPROVED EQUIV.
9. 5. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPES TO BE SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 1/2 INCH DIAMETER AND SHALL BE SCHEDULED 40 PVC PIPE.
10. F. PLASTIC FITTINGS:
 1. 1. FITTINGS THROUGH THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 2. 2. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE: TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM 2603.
 3. 3. ADJ. AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
11. G. MINIMUM COVER:
 1. 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. 2. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
 3. 3. CLEARANCES: MINIMUM OF 3-FOOTCHES 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"

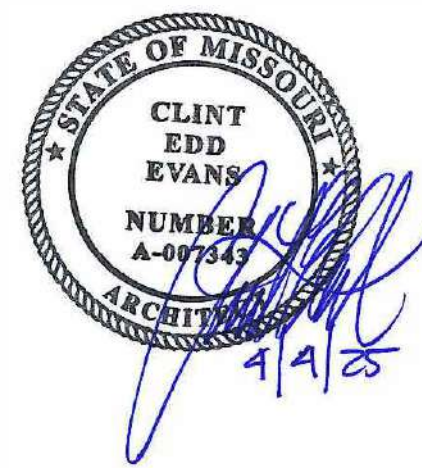
A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO
DRAWING RELEASE LOG

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"

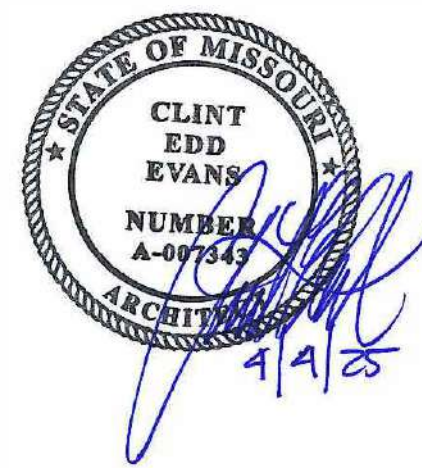
A NEW MULTIFAMILY DEVELOPMENT:
TIMBER TRAILS
RAYMORE, MO
DRAWING RELEASE LOG

REVISIONS

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

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%

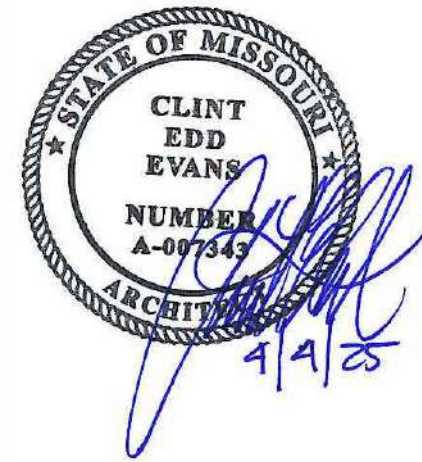


1 TF - EXT. ELEV - BLDG C - NORTH
1/16" = 1'-0"

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

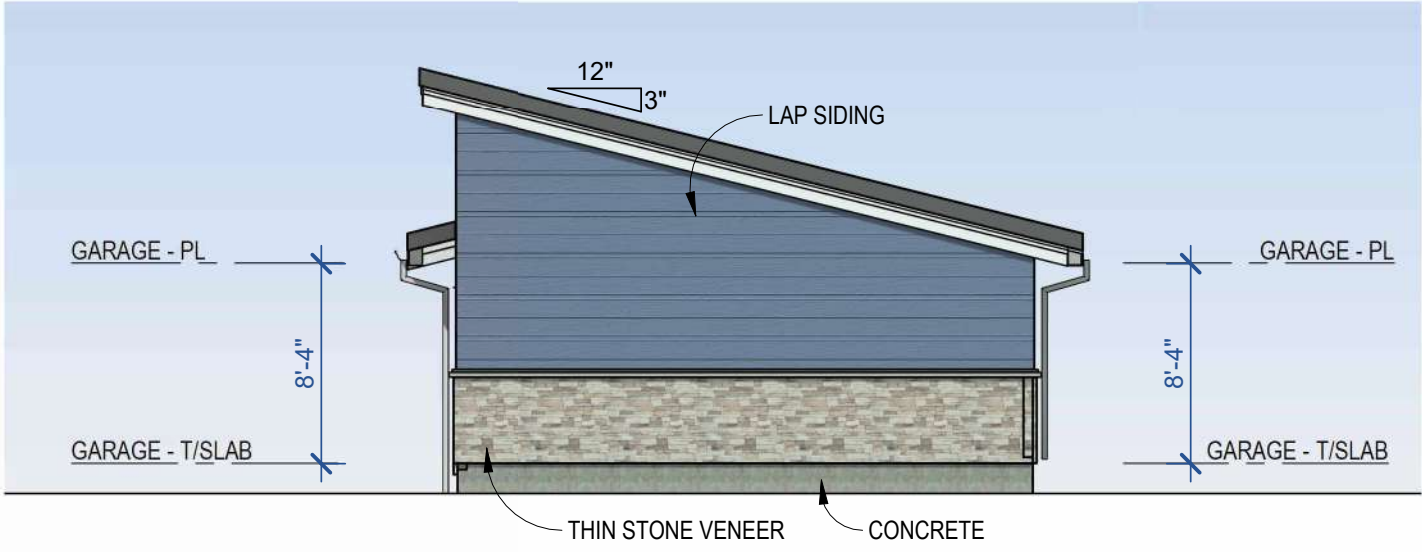
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Author
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04.04.25
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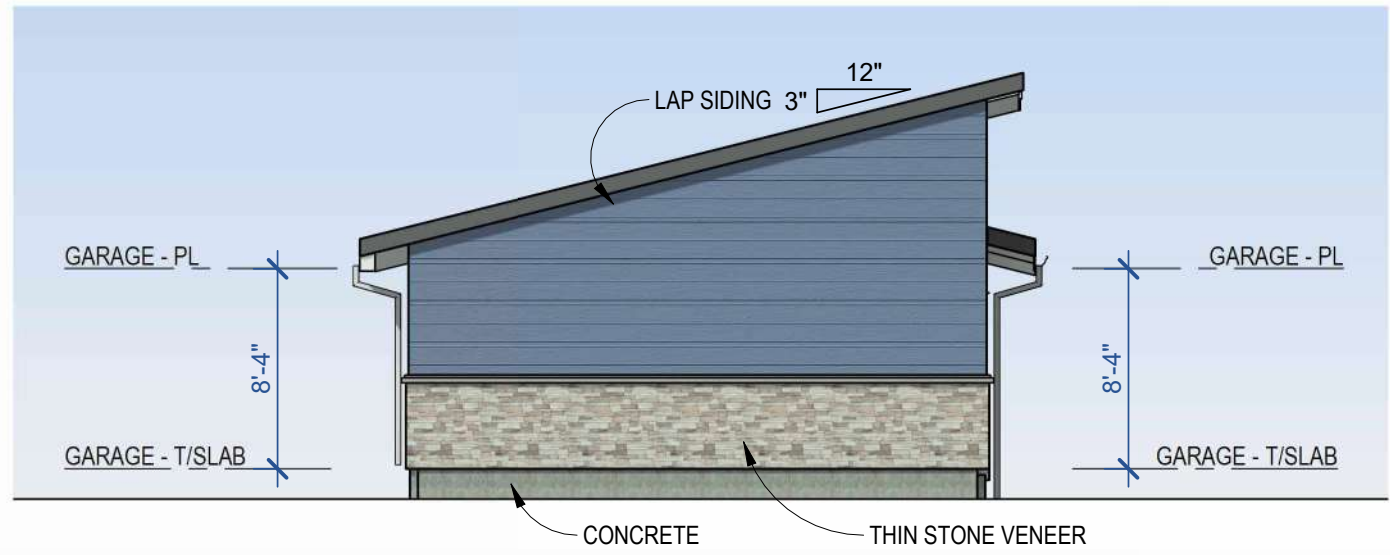
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A4.0

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"

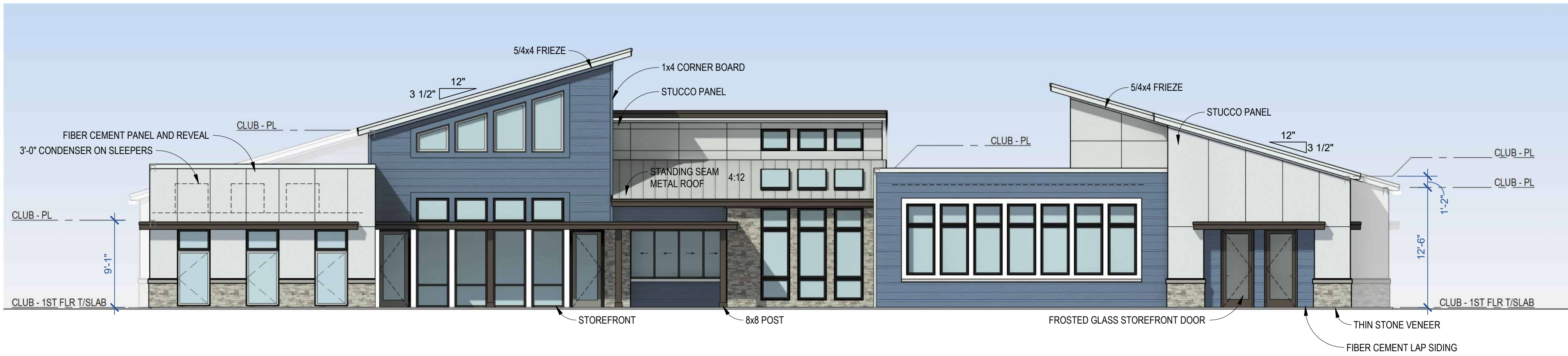


TYPICAL DETACHED GARAGE FRONT ELEVATION
1/8" = 1'-0"

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

SHEET NAME
FDP ELEVATIONS -
ANCILLARY
SHEET NO.

A5.0

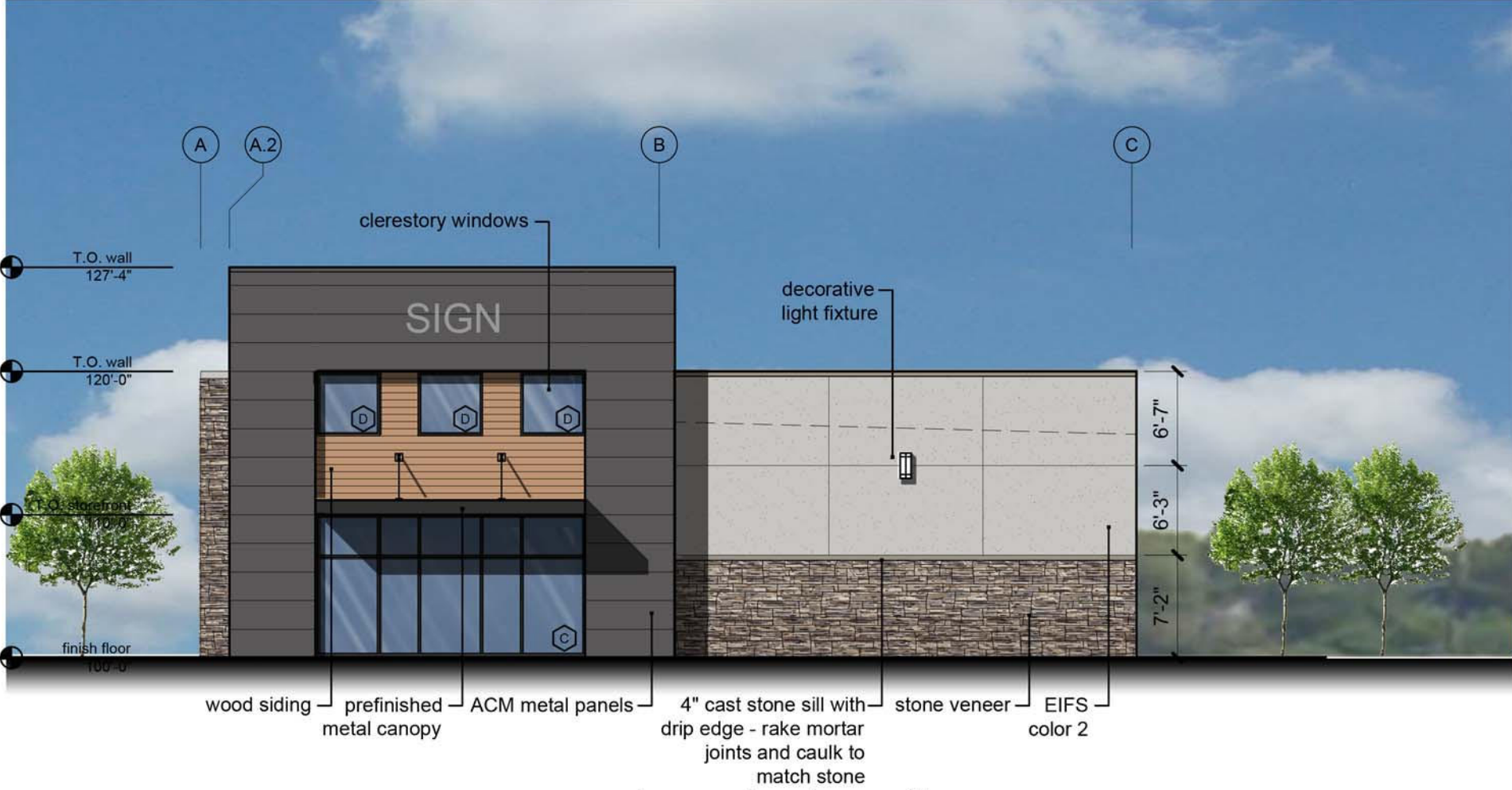
ELEVATION RENDERINGS



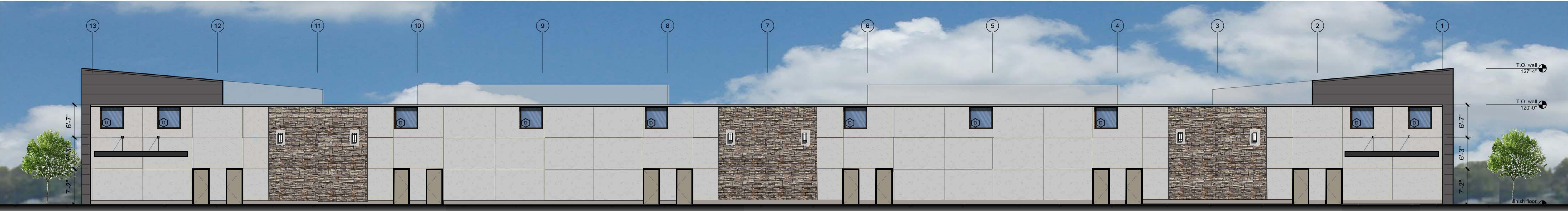
1 north elevation
 scale: 3/32"=1'-0"



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 basis 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

JL

Sub-Divider – Signature

JAKE LOVATOS

Printed Name

Sub-Divider – Signature

Printed Name

Subscribed and sworn to me on this
the 23 day of July 2025
in the County of Jackson,
State of Missouri.

Stamp:

Notary Public: Victoria Deardorff My Commission Expires: 03-28-2029

VICTORIA DEARDORFF
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires: 03-28-2029
Commission # 17673856

Iconic Mixed Use
Development Agreement
Page 15

ATTACHMENT A

Development Fee Schedule

ATTACHMENT A - DEVELOPMENT FEE SCHEDULE		
FEE CALCULATION FOR [ICONIC]		
Total Cost for New Public Improvements		\$ 426,704.36
All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.		
1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ *must be paid prior to issuance of a land disturbance permit	\$ 500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# _____ *must be paid prior to issuance of a land disturbance permit	\$ 5,000.00
2a	Additional Erosion Control Financial Security: (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (22.31 ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ *must be paid prior to issuance of a land disturbance permit	\$ 17,310.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 *must be paid prior to issuance of a construction permit	\$ 4,267.04
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 *must be paid prior to issuance of a construction permit	\$ 21,335.22
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (22.31 acres) [Schedule of Fees and Charges] 01-00-4185-0000 *must be paid prior to recording of the final plat	\$ 200.79
6	Parkland Dedication Fee in Lieu 27-00-4705-0000 *must be paid prior to recording of the final plat	\$ 16,521.00
TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT [5] [6]		\$ 16,721.79
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT [1] [2] [2a]		\$ 22,810.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS [3] [4]		\$ 25,602.26



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 7/28/2025

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Bond Defeasance General Obligation Series 2017

STRATEGIC PLAN GOAL / STRATEGY

Goal 12.5 Ensure fiscal discipline and responsible stewardship of public resources

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 3980
2. Series 2017 Defeasance (Preliminary) 2025.07.08 (1)

BACKGROUND / JUSTIFICATION

Staff reviewed our debt service fund and current general obligation bond issues with our financial advisor, Todd Goffoy of Piper Sandler & Co. After a thorough cash flow analysis of our debt service fund, staff finds that it is in the best financial interest of the citizens of Raymore to defease the outstanding General Obligation Series 2017 bonds. These bonds

carry a current principal balance of \$830,000. Defeating the bonds will save the City approximately \$257,000 in interest payments to be paid until final maturity in 2033.

AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE REDEMPTION OF THE OUTSTANDING GENERAL OBLIGATION BONDS SERIES 2017 AND CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Raymore, Missouri (the "City") is a constitutional charter city and municipal corporation of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, the City has previously issued \$2,750,000 principal amount of General Obligation Bonds Series 2017 (the "Series 2017 Bonds") pursuant to an ordinance of the City approved on April 10, 2017 (the "Series 2017 Ordinance"); and,

WHEREAS, the City Council has also determined it to be in the best interest of the City to provide for the redemption as soon as practical of the outstanding Series 2017 Bonds in the principal amount of \$830,000 maturing on March 1, 2033, and hereafter (the "Defeased Bonds"), including any interest accrued thereon.

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

Section 1. Authorization of Documents. City staff is hereby authorized and directed to redeem the Defeased Bonds as soon as practical, including the payment of any accrued interest thereon. There is hereby authorized and directed to be prepared and executed a Letter of Instructions to Redeem Bonds (the "Escrow Letter") from the City to Security Bank of Kansas City, as paying agent for the Series 2017 Bonds (the "Paying Agent"). The Mayor or City Manager of the City is hereby authorized and directed to execute the Escrow Letter for and on behalf of and as the act and deed of the City. The Paying Agent is hereby authorized to carry out, on behalf of the City, the duties, terms and provisions of the Escrow Letter, and the Paying Agent and Gilmore & Bell, P.C. ("Bond Counsel") are authorized to take all related necessary actions to redeem the Defeased Bonds.

Section 2. Notice of Redemption. In accordance with the requirements of the Series 2017 Ordinance, the officers of the City and the Paying Agent are hereby directed to cause notice of the redemption of such Defeased Bonds to be given in the manner provided in the Series 2017 Ordinance. The officers of the City and the Paying Agent are hereby authorized and directed to take such other action as may be necessary in order to effect the redemption and payment of such Defeased Bonds and any accrued interest thereon.

Section 3. Further Authority. The Mayor, City Manager, City Clerk and other officials, agents and employees of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance.

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 28TH DAY OF JULY, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 11TH DAY OF AUGUST, 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

SOURCES AND USES OF FUNDS

City of Raymore, Missouri
Defeasance of Series 2017 General Obligation Bonds
-Preliminary-

Dated Date 09/17/2025
Delivery Date 09/17/2025

Sources:

Other Sources of Funds:	
Cash Contribution	843,684.44
	843,684.44

Uses:

Refunding Escrow Deposits:	
Cash Deposit	831,184.44
Delivery Date Expenses:	
Cost of Issuance	12,500.00
	843,684.44

SUMMARY OF BONDS REFUNDED

City of Raymore, Missouri
Defeasance of Series 2017 General Obligation Bonds
-Preliminary-

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
SERIAL:					
	03/01/2033	3.000%	155,000	09/17/2025	100.000
	03/01/2034	3.000%	160,000	09/17/2025	100.000
	03/01/2035	3.000%	165,000	09/17/2025	100.000
	03/01/2036	3.500%	170,000	09/17/2025	100.000
	03/01/2037	3.500%	180,000	09/17/2025	100.000
			830,000		

PRIOR BOND DEBT SERVICE

City of Raymore, Missouri
 Defeasance of Series 2017 General Obligation Bonds
 -Preliminary-

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/01/2026			13,325	13,325	
09/01/2026			13,325	13,325	26,650
03/01/2027			13,325	13,325	
09/01/2027			13,325	13,325	26,650
03/01/2028			13,325	13,325	
09/01/2028			13,325	13,325	26,650
03/01/2029			13,325	13,325	
09/01/2029			13,325	13,325	26,650
03/01/2030			13,325	13,325	
09/01/2030			13,325	13,325	26,650
03/01/2031			13,325	13,325	
09/01/2031			13,325	13,325	26,650
03/01/2032			13,325	13,325	
09/01/2032			13,325	13,325	26,650
03/01/2033	155,000	3.000%	13,325	168,325	
09/01/2033			11,000	11,000	179,325
03/01/2034	160,000	3.000%	11,000	171,000	
09/01/2034			8,600	8,600	179,600
03/01/2035	165,000	3.000%	8,600	173,600	
09/01/2035			6,125	6,125	179,725
03/01/2036	170,000	3.500%	6,125	176,125	
09/01/2036			3,150	3,150	179,275
03/01/2037	180,000	3.500%	3,150	183,150	
09/01/2037					183,150
	830,000		257,625	1,087,625	1,087,625

ESCROW REQUIREMENTS

City of Raymore, Missouri
Defeasance of Series 2017 General Obligation Bonds
-Preliminary-

Period Ending	Interest	Principal Redeemed	Total
09/17/2025	1,184.44	830,000	831,184.44
	1,184.44	830,000	831,184.44

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, JULY 21, 2025, AT 6:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Water and Sewer Rates

City Manager Jim Feuerborn and Finance Director Elisa Williams discussed recommended water and sewer rates for the FY 2026 budget. These rates are based solely on cost of service and go into effect with the final approval of the overall fee schedule on November 1. The proposed rates are \$6.88 per 1,000 gallons of water and \$9.42 per 1,000 gallons of sewer. The current rates are \$6.62 per 1,000 gallons of water and \$9.32 per 1,000 gallons of sewer.

B. Mayor and Council Compensation

The City Charter, Sections 3.3 and 4.3 require that "at least on an annual basis, the compensation of the Mayor and Council will be discussed at a work session. No comments were heard.

C. Council Votes - Discretionary and Ministerial

City Attorney Jonathan Zerr presented the three types of votes typically encountered by the Council. Those votes are legislative, quasi-judicial, and ministerial. The Council was informed that only legislative votes allow for full discretionary powers.

D. Other

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to enter into executive session to discuss real estate matters as authorized by §610.021(2).

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

The work session of the Raymore City Council adjourned to Executive Session at 6:20 p.m.