



## **AGENDA**

Raymore Planning and Zoning Commission Regular Meeting  
City Hall – 100 Municipal Circle  
Tuesday, April 21, 2026  
6:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Personal Appearances**
- 5. Consent Agenda**
  - A. Approval of Minutes from the April 7, 2026 Meeting
- 6. Unfinished Business**
- 7. New Business**
  - A. Case No. 26005 Site Plan Amendment - South Metro Fire District Administration Building Addition
  - B. Housing Unit Inventory Update
- 8. City Council Report**
- 9. Staff Report**
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

## **MEETING PROCEDURES**

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

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

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, APRIL 7, 2026** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: LOREN SHANKS, REGINALD TOWNSEND, MATTHEW WIGGINS, KELLY FIZER, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS MICHELLE PARKER, AARON HARRISON, AND ERIC SMITH. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, SENIOR PLANNER DAVE MCCUMBER, CITY ATTORNEY JONATHAN ZERR, SENIOR ENGINEERING TECHNICIAN DEVON PERRY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** - None
5. **Consent Agenda**
  - a. **Approval of Minutes from the March 3, 2026 meeting.**

**Motion by Commissioner Townsend, Seconded by Commissioner Shanks to approve the minutes from the March 3, 2026 meeting.**

**Vote on Motion:**

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

**Motion passed 5-0-1.**

**6. Unfinished Business - None**

**7. New Business -**

**a. Case #25026 - Eastbrooke 5th Final Plat**

City Planner Dave McCumber gave an overview of the Case. The application is for a final plat approval. The proposed development would include 49 lots and 3 tracts spanning 19.05 acres, for a total density of 2.57 dwelling units per acre. The proposed layout of the Eastbrooke 5th plat has deviated from the preliminary development plan for the rest of Eastbrooke. Creekmoor Drive will connect to the south at 163rd Street. In the original preliminary development plan, there used to be a looping street, but the plan changed creating 2 cul-de-sacs instead of the through street. The existing golf cart path will be moved further south for safety. Staff

recommends the Commission accept the findings of fact and forward the case to the City Council with a recommendation of approval.

Commissioner Urquilla asked why the number of lots is fewer than shown in the preliminary development plan.

Development Services Director David Gress noted that the original preliminary plan generally shows street layouts, land uses, and open space, but does not necessarily govern the specific number of lots.

Mayor Turnbow asked about the different styles of homes, moving to smaller homes on smaller lots.

Mr. Gress stated that yes, the developers are moving to gallery style lots, which will be smaller than the other homes in the Creekmoor subdivision.

Mayor Turnbow wanted to clarify that the previously platted multi-family lots are being replaced by smaller, single-family homes.

Mr. Gress noted that yes, there used to be 2 and 4-family lots proposed for the area, but since interests have changed, smaller, single-family homes are more attractive to buyers. The multi-family uses have been removed, and replaced with single family uses. The number of units has remained generally unchanged.

Chairman Wiggins asked about the Creekmoor PUD, and was under the impression that smaller lots were being phased out in Creekmoor.

Mr. Gress noted that the PUD did away with multi-family designations in the subdivision to allow for smaller, single-family lots instead.

Commissioner Wiggins noted he was under the impression that the MOU was for moving away from the smaller lots.

Mr. Gress stated that the MOU was to move away from multi-family uses in favor of single family uses, and smaller lots.

Commissioner Shanks had a question about all of the open space shown on the plans, and wanted to know who owns those tracts.

Chairman Wiggins noted most of that is flood plain.

Mr. Gress noted that the POA (Property Owners Association) owns the open space, and the golf cart path will be relocated to part of the open space.

**Motion by Commissioner Urquilla, Seconded by Commissioner Fizer to accept the Staff proposed Findings of Fact and forward Case #25026 - Eastbrooke 5th Final Plat, to the City Council with a recommendation of approval subject to the 2 conditions as outlined.**

**Vote on Motion:**

Commissioner Parker	Absent
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Absent

Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

**Motion passed 6-0-0.**

## **8. City Council Report**

City Attorney Jonathan Zerr provided an overview of recent City Council meetings since the Commission last met.

## **9. Staff Report**

Mr. Gress gave the staff report, including the Development Services monthly report, information on the City's current development projects and housing permit activity, and noted upcoming meetings and hearings.

Senior Engineering Technician Devon Perry gave an overview of Public Works ongoing and upcoming projects and answered any questions.

## **10. Public Comment**

There were no public comments.

## **11. Commission Member Comment**

Commissioner Shanks thanked Staff, and thanked everyone for voting.

Commissioner Townsend encouraged everyone to go vote, and noted that it's good to see the monthly development report. Townsend commented on the number of new dwellings in the City, as well as new subdivision lots.

Chairman Wiggins wished all candidates good luck in the election, and noted he may have a conflict for the next meeting and may not be attending.

Commissioner Fizer thanked Staff, and noted the Arts Commission has an upcoming event.

Commissioner Urquilla thanked Staff, and wished the candidates luck in the election.

Mayor Turnbow had no comment for the evening.

## **12. Adjournment**

**Motion by Commissioner Urquilla, Seconded by Commissioner Townsend to adjourn the April 7, 2026 Planning and Zoning Commission meeting.**

**Rollcall Vote on Motion:**

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

**Motion passed 6-0-0.**

The April 7, 2026 meeting adjourned at 6:20pm.

Respectfully submitted,  
Emily Jordan

**SITE PLAN - SOUTH METRO FIRE ADMIN BUILDING**

<b>APPLICANT -</b>	<b>Shannon Zlab</b>
Property Owner:	Chief Lee Stevens
Engineering/Arch. Firm	Hoefer Welker

<b>PROJECT LOCATION</b>	<b>REQUESTED ACTION -</b>
341 N Conway Street - Town Center, Lot 102	Site Plan Approval

**PROJECT NARRATIVE**

An application was filed requesting site plan approval for a building addition to the South Metro Fire District's Administrative Building. The project will add offices, a conference room, kitchenette and boardroom programs to the eastside of the existing building.



**ZONING AND LAND USE SUMMARY**

**EXISTING ZONING**

"C-2" General Commercial District

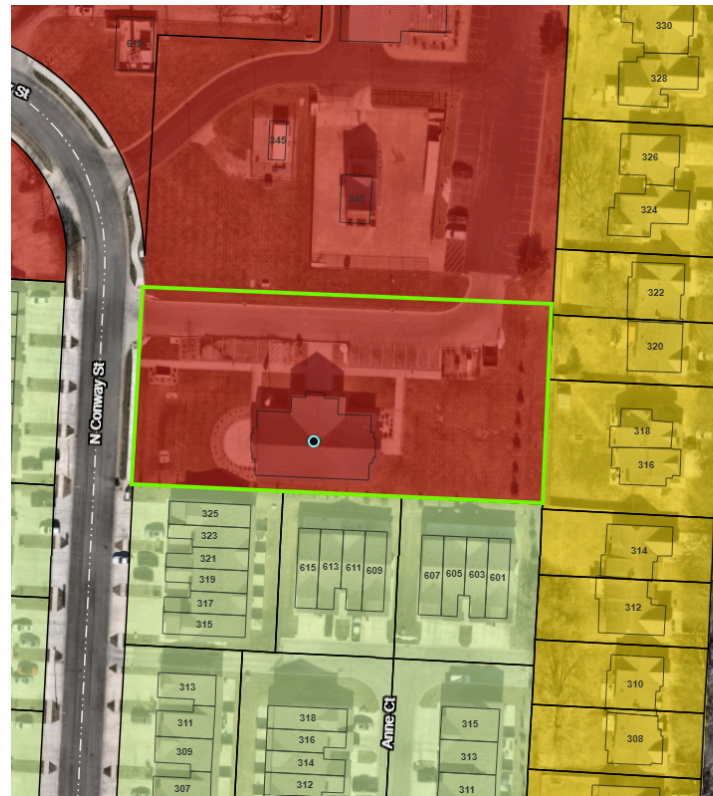
**SURROUNDING ZONING & LAND USE**

**North:** "C-2" General Commercial District - Public Safety Services

**South:** "PUD" Planned Unit Development - Dwelling, Multi-family

**East:** "R-2" Single and Two-Family Residential District - Dwelling, Single-family Attached

**West:** "PUD" Planned Unit Development - Dwelling, Multi-family



TOTAL LOT SIZE	NUMBER OF LOTS
1.09 +/- Acres	1

**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 the city’s comprehensive plan, Raymore Blueprint 2045.

**PAST PLANNING ACTIONS**

1. The site was rezoned to C-2, General Commercial District in August of 2000.
2. Lot 102 is part of the Replat of Town Center 4th Plat and was recorded in June of 2001.
3. The site plan for the fire department training tower on the adjacent property to the north was approved on November 8, 2004.

4. The Planning & Zoning Commission voted to approve the site plan for the existing Administrative Building on July 6, 2021.

### **DEVELOPMENT STANDARDS**

DIMENSIONAL STANDARD	REQUIREMENT
Lot Size	1.09 +/- acres
Lot Width x Lot Depth	150 +/- X 315 +/- feet
Front-Yard Setback	30-ft
Side-Yard Setback	10-ft
Side-Yard Setback (exterior)	20-ft
Rear-Yard Setback	20-ft
Building Height	80-ft
Building Coverage	40%

### **PARKING REQUIREMENTS**

PROPOSED USE	PARKING REQUIREMENT	REQUIRED
Public and Civic Uses	1 per 1,000 square feet	No additional off-street parking required

### **BUILDING DESIGN**

*The proposed building complies with the Building Design Standards established by Unified Development Code Section 440.010, including building location and design, building materials, building form, site utilities, and overall site design.*

**LANDSCAPING & SCREENING**

**PARKING LOT LANDSCAPING:** There are no significant changes proposed to the parking lot, including the landscaping.

**SITE LANDSCAPING:** The proposed site plan does not contemplate additional landscaping for the building addition.

**SCREENING:** A 6-ft wood privacy fence along the property's south line is proposed with the project.

**STAFF COMMENTS -**

**PLANNING AND ZONING:**

- The proposed site plan meets the standards of the Unified Development Code. The site was originally developed with the fire district's administrative building prior to the approval of the residential subdivision to the south. Due to the timing of the two projects, the building addition will not have to comply with the typical screening requirements for a use in a "C-2" General Commercial District. This project will be adding a 6-ft wood privacy fence from the SE property corner to the west face of the existing administrative building.

**PUBLIC WORKS & ENGINEERING:**

- The proposed site has access to adequate water and sanitary sewer infrastructure in the immediate area. Public water runs along Conway Street with a sanitary sewer main on the east property line. Stormwater runoff is collected in an on-site system that is then directed to drain to the stormwater pipe that exists along Conway Street. The stormwater is then directed to an existing stormwater pond on the west side of Sunset Lane. The pond, when it was constructed, was sized to receive the stormwater runoff from the subject property.

**ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -**

The Future Land Use Map associated with the Raymore Blueprint 2045 does indicate that the property is designated as Public, which is defined as:

*Schools, public buildings and City property characterize public land use. These uses are typically associated with the operations of the community as a whole, including schools, government offices, hospitals and community centers.*

**FINDINGS OF FACT -**

Section 470.160 of the Unified Development Code 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 proposed site plan does comply with all applicable standards of the UDC and other city ordinances and policies.

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

The plan has no conflict with adopted city plans or the intent of the UDC.

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

The proposed use is allowed in the "C-2" General Commercial 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 building addition does not impact ingress and egress to and from the site as it pertains to vehicular circulation.

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

The building addition does not impact movement of pedestrians to and from the site.

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.

Including this addition, the arrangement of structures and buildings on the site allows for the efficient use of the land and is compatible with the development on adjacent property.

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.

Open space is being reduced on the property due to the construction of the proposed addition, however, the addition does not have a negative impact on the natural resources on the site.

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.

The proposed addition does avoid unnecessary or unreasonable alteration to the existing topography and natural features.

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

The site provides adequate parking for the property.

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 proposed building addition does not require additional screening measures, however, a 6-ft wood fence is proposed along the south property line.

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

Site lighting will remain unchanged with this addition.

**PROJECT REVIEW SCHEDULE**

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Decision	04/21/2026

**STAFF RECOMMENDATIONS -**

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and approve Case No. 26005 Site Plan - South Metro Fire District Administration Building Addition.

**PLANNING COMMISSION SUGGESTED MOTIONS**

- Motion to **recommend approval** of the Site Plan application, with conditions.
- Motion to **recommend denial** of the Site Plan application.
- Motion to **continue** the site plan application and request further information.

**PROJECT ATTACHMENTS -**

1. Site Plan Drawings
2. Site Photos

# SMFD ADMIN ADDITION

341 N. CONWAY  
RAYMORE, MO 64083

## HOEFER WELKER

HW PROJECT NO: 1258081

### OWNER

SOUTH METRO FIRE DISTRICT  
341 N. CONWAY  
RAYMORE, MO 64083  
P: 816.331.3008

### ARCHITECT

HOEFER WELKER  
4622 PENNSYLVANIA AVE, SUITE 1400  
KANSAS CITY, MO 64112  
P: 913.307.3700

### CONTRACTOR

TURNER CONSTRUCTION COMPANY  
1220 WASHINGTON STREET, SUITE 100  
KANSAS CITY, MO 64105  
P: 816.283.0555

### MEP ENGINEER

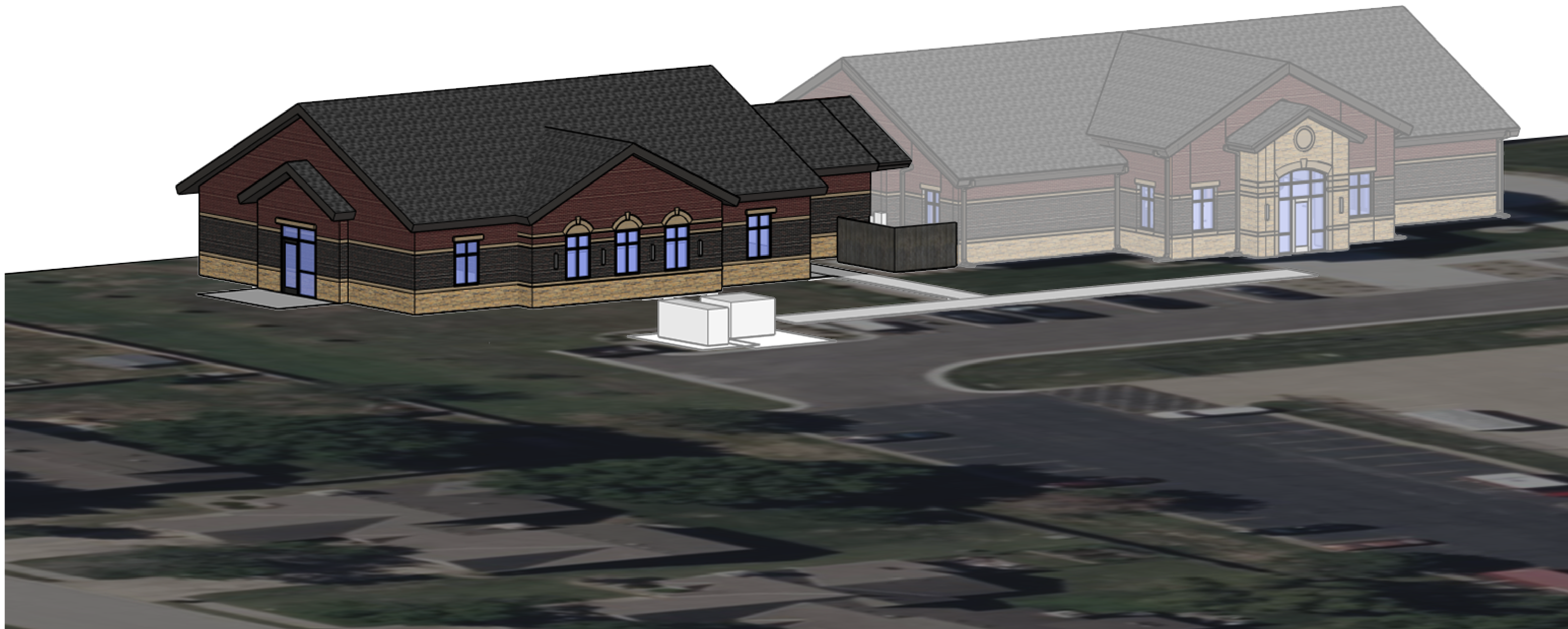
HOEFER WELKER  
4622 PENNSYLVANIA AVENUE, SUITE 1400  
KANSAS CITY, MO 64112  
P: 913.307.3700

### STRUCTURAL ENGINEER

J&S STRUCTURAL ENGINEERS  
6640 WEST 143RD STREET #250  
OVERLAND PARK, KS 66223  
P: 913.549.4701

### CIVIL ENGINEER

BHC  
7101 COLLEGE BLVD, SUITE 400  
OVERLAND PARK, KS 66210  
P: 913.663.1900



## SITE PLAN AMENDMENT

## MARCH 20, 2026

### DRAWING INDEX

A-000 - COVER  
C1.0 - SITE PLAN  
C2.0 - GRADING PLAN  
C3.0 - UTILITY PLAN  
C4.0 - PRE-CONSTRUCTION EROSION CONTROL  
C4.1 - POST-CONSTRUCTION EROSION CONTROL  
A-001 - COLOR ELEVATIONS  
A-002 - FLOOR PLAN

INTERIM REVIEW ONLY  
(DOCUMENT INCOMPLETE)  
NOT TO BE USED FOR  
CONSTRUCTION

ARCHITECT OF RECORD:  
HOEFER WELKER

SMFD ADMIN ADDITION

341 N. CONWAY  
RAYMORE, MO 64083

REVISION DATES:




PROFESSIONAL SEAL

C1.0

ISSUE DATE: MARCH 20, 2026  
HOEFER WELKER #: 1258081

SITE PLAN

CONSTRUCTION NOTES

- 01 EXISTING TRANSFORMER PAD
- 02 PROPOSED 1.5' MOW STRIP
- 03 PROPOSED STORM LINE; RE
- 04 PROPOSED 6' WOOD FENCE; RE: ARCH

NOTE

CONTRACTOR TO REESTABLISH VEGETATION OF ALL PROJECT DISTURBED AREAS

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- CONCRETE SIDEWALK
- MEDIUM DUTY PCC PAVEMENT
- GRAVEL PAVEMENT

SITE DATA

ADDRESS: 341 N CONWAY STREET  
ZONING: C-2  
PROPOSED BUILDING USE: ADMINISTRATIVE

SITE

SITE AREA: 1.11 AC  
48,427 SF

IMPERVIOUS AREA:

EXISTING: 19,408 SF (40.07%)  
PROPOSED: 23,821 SF (49.20%)

BUILDING

BUILDING AREA: 3,853 SF

PARKING

EXISTING PARKING: 14 STANDARD  
1 HANDICAP (1 VAN)

SOUTH METROPOLITAN  
FIRE PROTECTION  
611 W FOXWOOD DRIVE  
ZONE C-2

KINSLEY, BOBBIE JO &  
PHILLIP DAMIAN  
320 N PARK DRIVE  
ZONE R-2

MICKINLEY FAMILY TRUST  
316 N PARK & 318 DRIVE  
ZONE R-2

SPC LLC  
315 THRU 325 N  
CONWAY ST  
ZONE PUD

SPC LLC  
609 THRU 615  
ANN CT  
ZONE PUD

SPC LLC  
601 THRU 607  
ANNE CT  
ZONE PUD

CIVIL ENGINEER

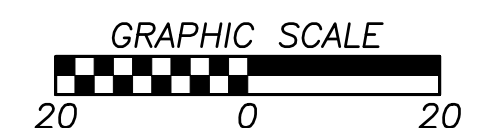
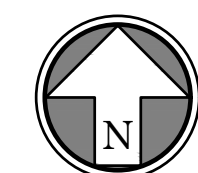
BHC  
7101 COLLEGE BOULEVARD, SUITE 400  
OVERLAND PARK, KANSAS 66210  
P (913) 663-1900  
F (913) 663-1633  
CONTACT: MIKE MAKRIS P.E.  
EMAIL: MIKE.MAKRIS@IBHC.COM

OWNER/DEVELOPER

SOUTH METROPOLITAN FIRE  
PROTECT DISTRICT  
341 N CONWAY ST  
RAYMORE, MISSOURI 64083

ARCHITECT

HOEFER WELKER  
4622 PENNSYLVANIA AVE, SUITE 1400  
KANSAS CITY, MISSOURI 64112  
P (913) 307-3700  
CONTACT: SHANNON ZLAB  
EMAIL: SHANNON.ZLAB@HOEFERWELKER.COM



# SMFD ADMIN ADDITION

341 N. CONWAY  
RAYMORE, MO 64083

REVISION DATES:




PROFESSIONAL SEAL

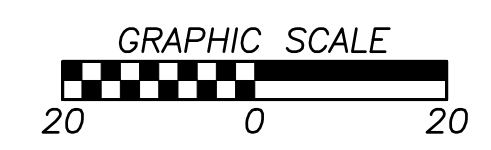
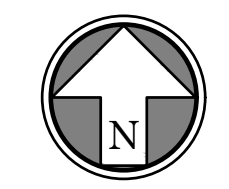
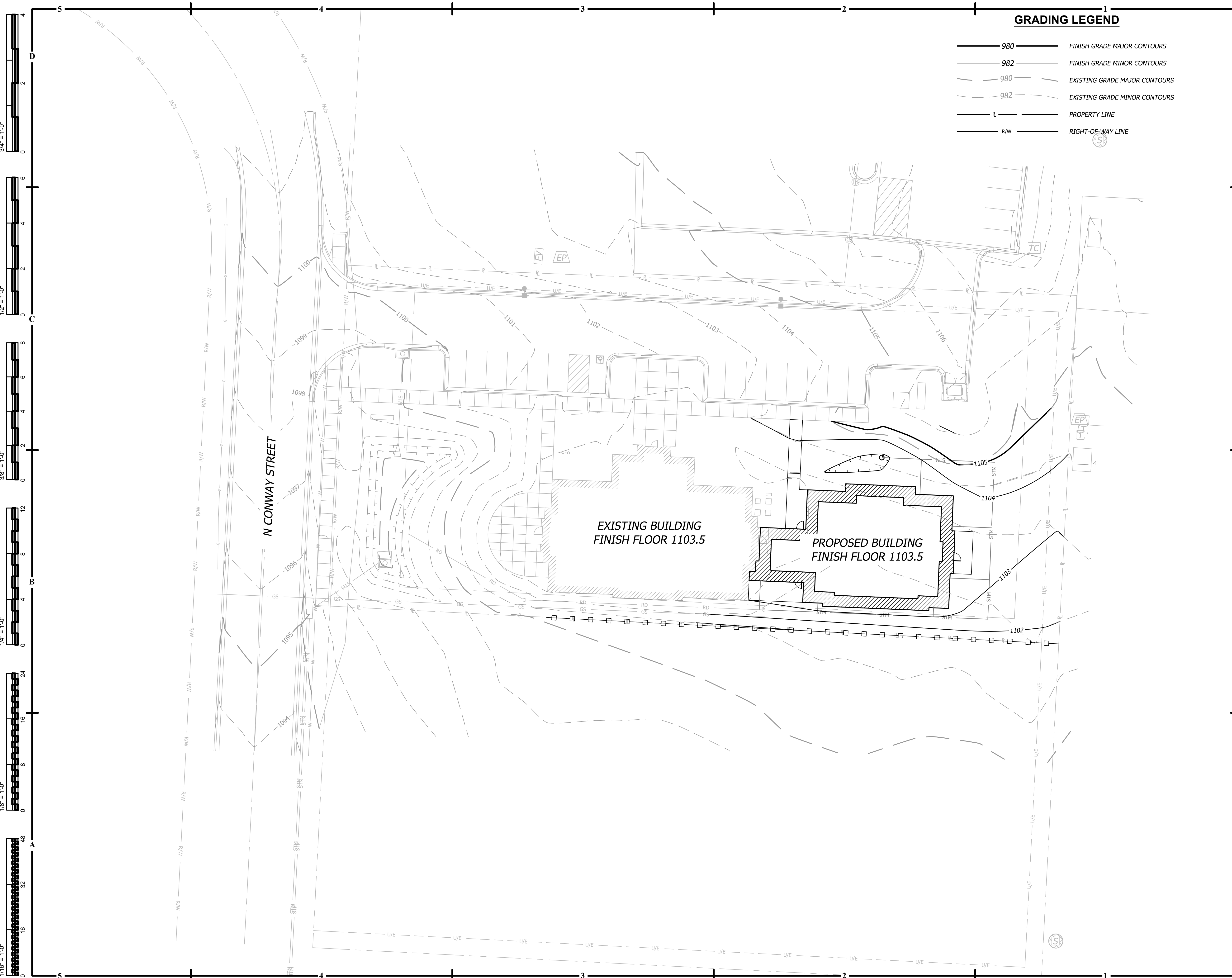
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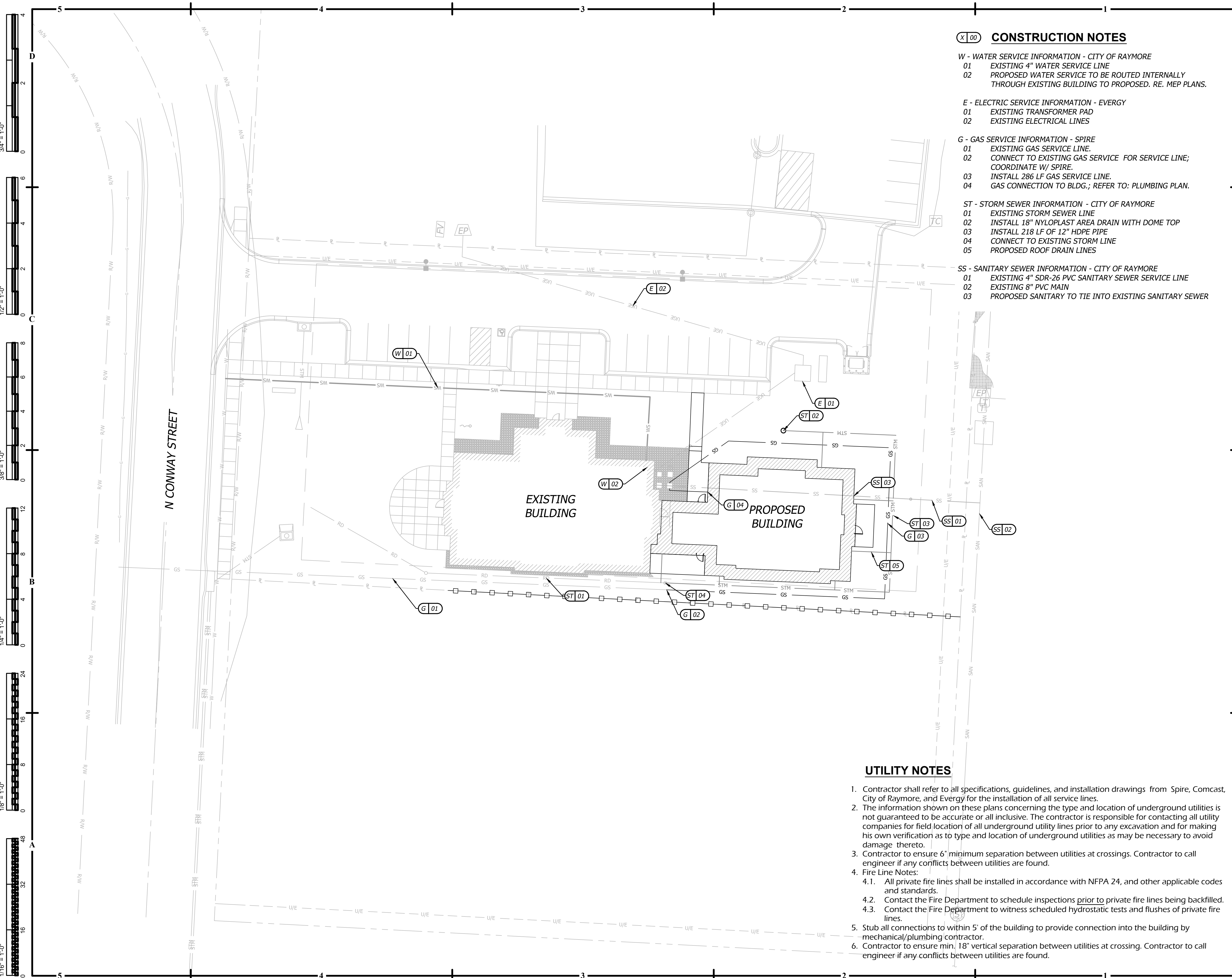
ISSUE DATE: MARCH 20, 2026  
HOEFER WELKER #: 1258081

## GRADING PLAN

### GRADING LEGEND

- 980 FINISH GRADE MAJOR CONTOURS
- 982 FINISH GRADE MINOR CONTOURS
- 980 EXISTING GRADE MAJOR CONTOURS
- 982 EXISTING GRADE MINOR CONTOURS
- PROPERTY LINE
- R/W RIGHT-OF-WAY LINE





**X 00 CONSTRUCTION NOTES**

- W - WATER SERVICE INFORMATION - CITY OF RAYMORE
  - 01 EXISTING 4" WATER SERVICE LINE
  - 02 PROPOSED WATER SERVICE TO BE ROUTED INTERNALLY THROUGH EXISTING BUILDING TO PROPOSED. RE. MEP PLANS.
- E - ELECTRIC SERVICE INFORMATION - EVERGY
  - 01 EXISTING TRANSFORMER PAD
  - 02 EXISTING ELECTRICAL LINES
- G - GAS SERVICE INFORMATION - SPIRE
  - 01 EXISTING GAS SERVICE LINE.
  - 02 CONNECT TO EXISTING GAS SERVICE FOR SERVICE LINE; COORDINATE W/ SPIRE.
  - 03 INSTALL 286 LF GAS SERVICE LINE.
  - 04 GAS CONNECTION TO BLDG.; REFER TO: PLUMBING PLAN.
- ST - STORM SEWER INFORMATION - CITY OF RAYMORE
  - 01 EXISTING STORM SEWER LINE
  - 02 INSTALL 18" NYLOPLAST AREA DRAIN WITH DOME TOP
  - 03 INSTALL 218 LF OF 12" HDPE PIPE
  - 04 CONNECT TO EXISTING STORM LINE
  - 05 PROPOSED ROOF DRAIN LINES
- SS - SANITARY SEWER INFORMATION - CITY OF RAYMORE
  - 01 EXISTING 4" SDR-26 PVC SANITARY SEWER SERVICE LINE
  - 02 EXISTING 8" PVC MAIN
  - 03 PROPOSED SANITARY TO TIE INTO EXISTING SANITARY SEWER

**UTILITY NOTES**

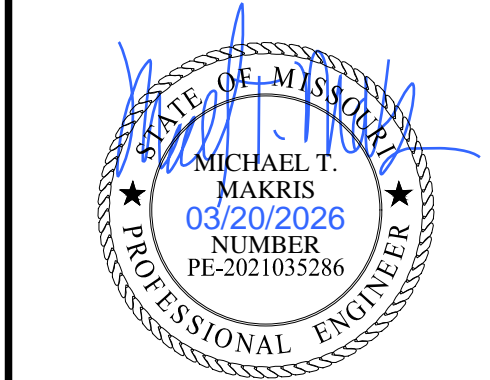
1. Contractor shall refer to all specifications, guidelines, and installation drawings from Spire, Comcast, City of Raymore, and Evergy for the installation of all service lines.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
3. Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
4. Fire Line Notes:
  - 4.1. All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
  - 4.2. Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
  - 4.3. Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
5. Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.
6. Contractor to ensure min. 18" vertical separation between utilities at crossing. Contractor to call engineer if any conflicts between utilities are found.

**SITE PLAN AMENDMENT**

**SMFD ADMIN ADDITION**

341 N. CONWAY  
 RAYMORE, MO 64083

REVISION DATES:

PROFESSIONAL SEAL

**C3.0**

ISSUE DATE: MARCH 20, 2026  
 HOEFER WELKER #: 1258081

**UTILITY PLAN**

SMFD ADMIN ADDITION

341 N. CONWAY  
RAYMORE, MO 64083

REVISION DATES:




PROFESSIONAL SEAL

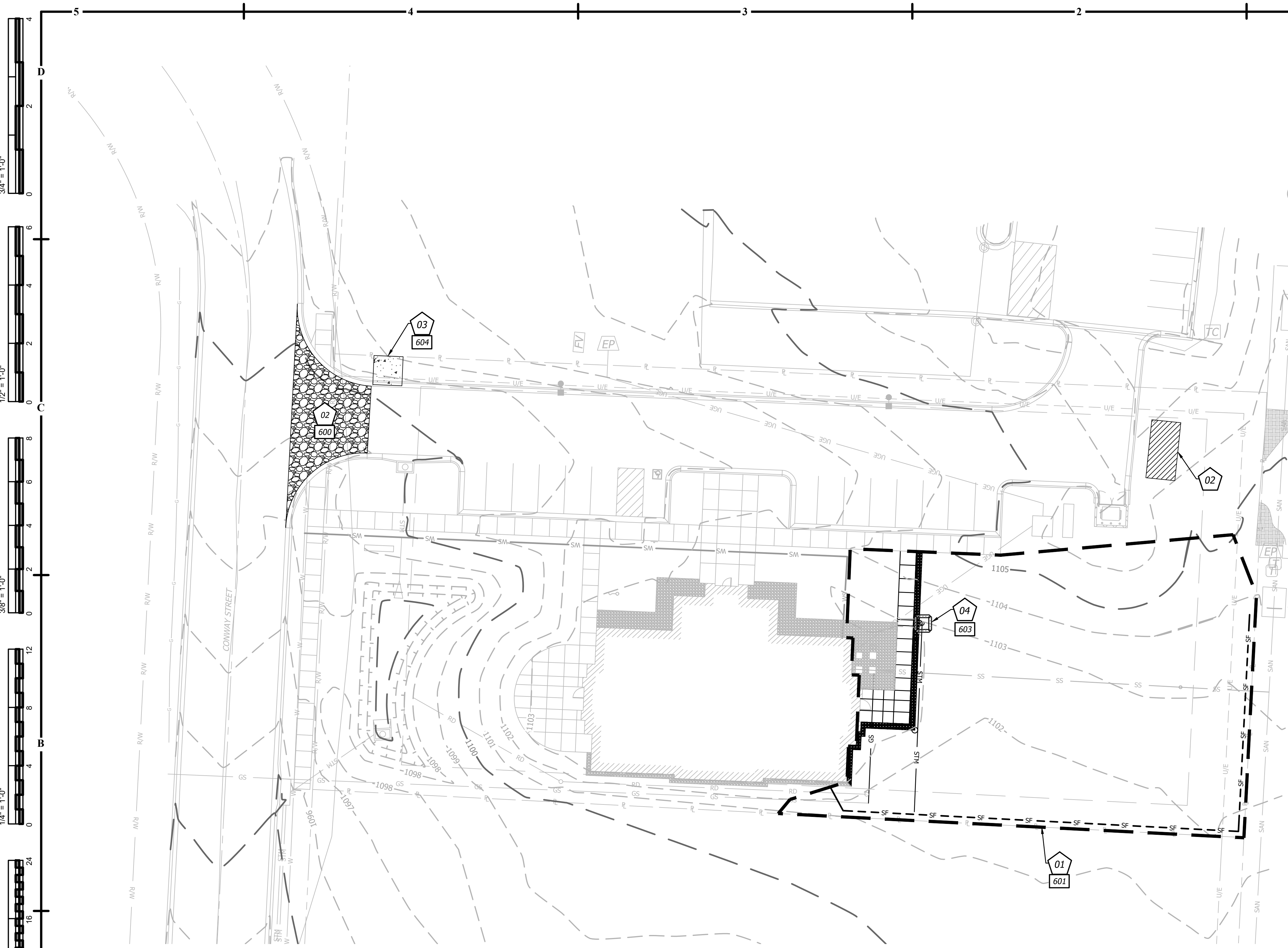
C4.0

ISSUE DATE: MARCH 20, 2026  
HOEFER WELKER #: 1258081

PRE-CONSTRUCTION  
EROSION CONTROL

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Prior to Land Disturbance activities, the contractor shall:
  - Delineate the outer limits of any natural stream corridor designated with construction fencing.
  - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
  - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.
- The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
  - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
  - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
    - During active construction phases - at least once per week
    - During periods of inactivity - at least once per 14 days
    - After each rainfall event of 1/2 inch or more - within 24 hours of the rain event
  - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
  - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.
- Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.
- The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.
- Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Raymore with reports and documentation.



000 DETAILS

SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

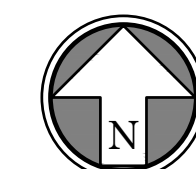
- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT

EROSION CONTROL LEGEND

- DISTURBED AREA (0.31 AC)
- SILT/SEDIMENT FENCE
- TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance & Staging Area	B	Place as shown on plan
		03	Concrete Wash-Out	B	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (POST-CON)	B - After Utility Storm Sewer Construction	05	Storm Inlet Protection	C	Place as shown on plan
	C - Final Grading, Paving & Landscaping	06	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.



# SMFD ADMIN ADDITION

341 N. CONWAY  
RAYMORE, MO 64083

REVISION DATES:

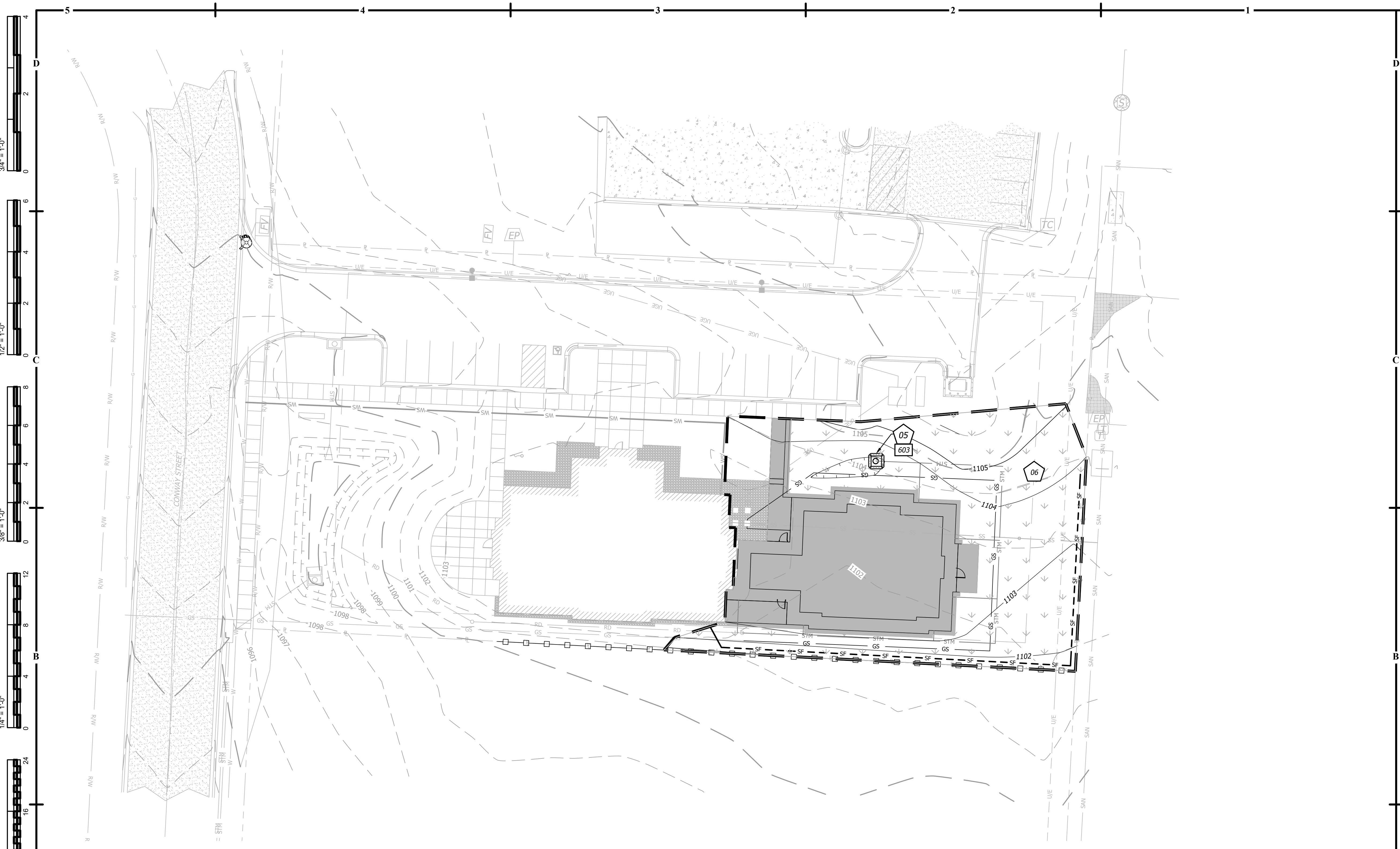



PROFESSIONAL SEAL

## C4.1

ISSUE DATE: MARCH 20, 2026  
HOEFER WELKER #: 1258081

POST-CONSTRUCTION  
EROSION CONTROL



### EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance & Staging Area	B	Place as shown on plan
		03	Concrete Wash-Out	B	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (POST-CON)	B - After Utility Storm Sewer Construction	05	Storm Inlet Protection	C	Place as shown on plan
	C - Final Grading, Paving & Landscaping	06	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

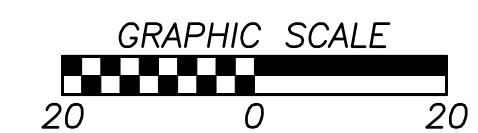
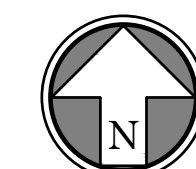
#### 000 DETAILS

SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT

#### EROSION CONTROL LEGEND

- DISTURBED AREA (0.31 AC)
- FINAL SEEDING (SOD &/OR LANDSCAPING)
- IMPERVIOUS AREA (0.11 AC)



SMFD ADMIN ADDITION

341 N. CONWAY  
RAYMORE, MO 64083

REVISION DATES:



PROFESSIONAL SEAL

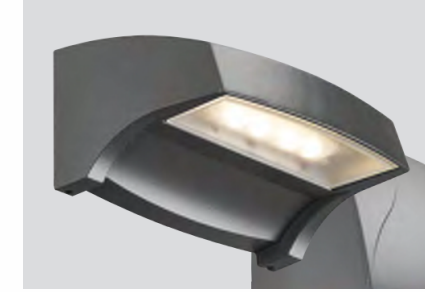
A-001

ISSUE DATE: MARCH 20, 2026  
HOEFER WELKER #: 1258081

EXTERIOR LIGHT FIXTURES

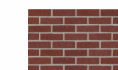









SC1 - CUSTOM WALL SCONCE,  
MATCHES EXISTING BUILDING FIXTURES  
COLOR: DARK BRONZE  
2,000 LUMENS  
50%UP/50%DOWN  
LED



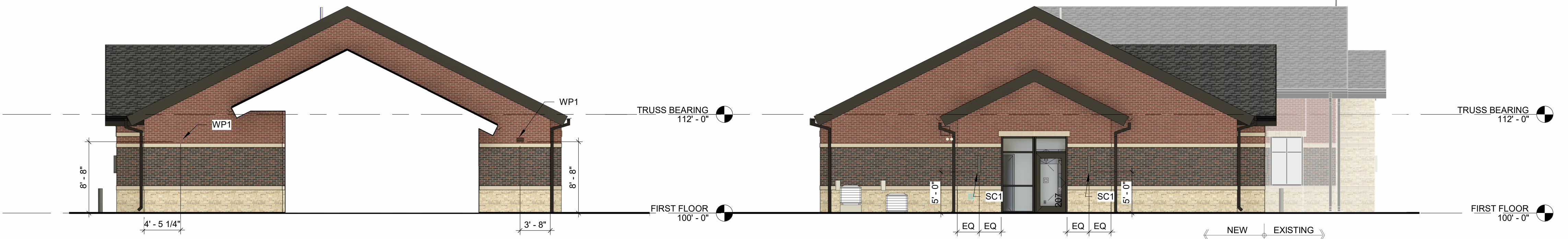
WP1 - WALLPACK  
COLOR: DARK BRONZE  
1,672 LUMENS  
LED

EXTERIOR ELEVATION MATERIALS

-  **FIELD BRICK A**  
MANUF: YANKEE HILL  
COLOR: DARK RED VELOUR
-  **FIELD BRICK B**  
MANUF: ENDICOTT  
COLOR: MIX  
70% DARK IRONSPOT VELOUR  
30% MEDIUM IRONSPOT 46 VELOUR
-  **CAST STONE**  
MANUF: MIDWEST CAST STONE  
COLOR: MATCH EXISTING  
FINISH: ROUGH FACE  
PATTERN: COARSE ASHLAR
-  **CAST STONE**  
MANUF: MIDWEST CAST STONE  
COLOR: MATCH EXISTING  
FINISH: SMOOTH FACE
-  **ASPHALT SHINGLE ROOF**  
MANUF: GAF TIMBERLINE HDZ  
COLOR: CHARCOAL
-  **METAL - FASCIA / COPING /  
GUTTERS / SOFFIT**  
MATCH EXTRA DARK BRONZE  
STOREFRONT COLOR
-  **STOREFRONT**  
MANUF: KAWNEER  
SERIES: 451T CENTER GLAZED  
COLOR: DARK BRONZE
-  **GUARDIAN GLASS - SUNGUARD**  
1" INSULATED GLASS - SNX 62/27  
ON CLEAR

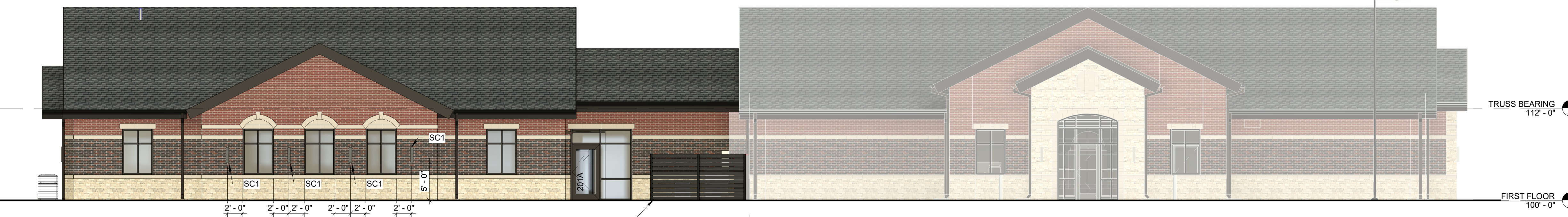


C1 SOUTH ELEVATION  
1/8" = 1'-0"



B4 WEST ELEVATION  
1/8" = 1'-0"

B1 EAST ELEVATION  
1/8" = 1'-0"



A1 NORTH ELEVATION  
1/8" = 1'-0"

COLOR ELEVATIONS

Vertical scale bars on the left side of the page, ranging from 3/4" = 1'-0" at the top to 1/16" = 1'-0" at the bottom.

# SMFD ADMIN ADDITION

341 N. CONWAY  
RAYMORE, MO 64083

REVISION DATES:

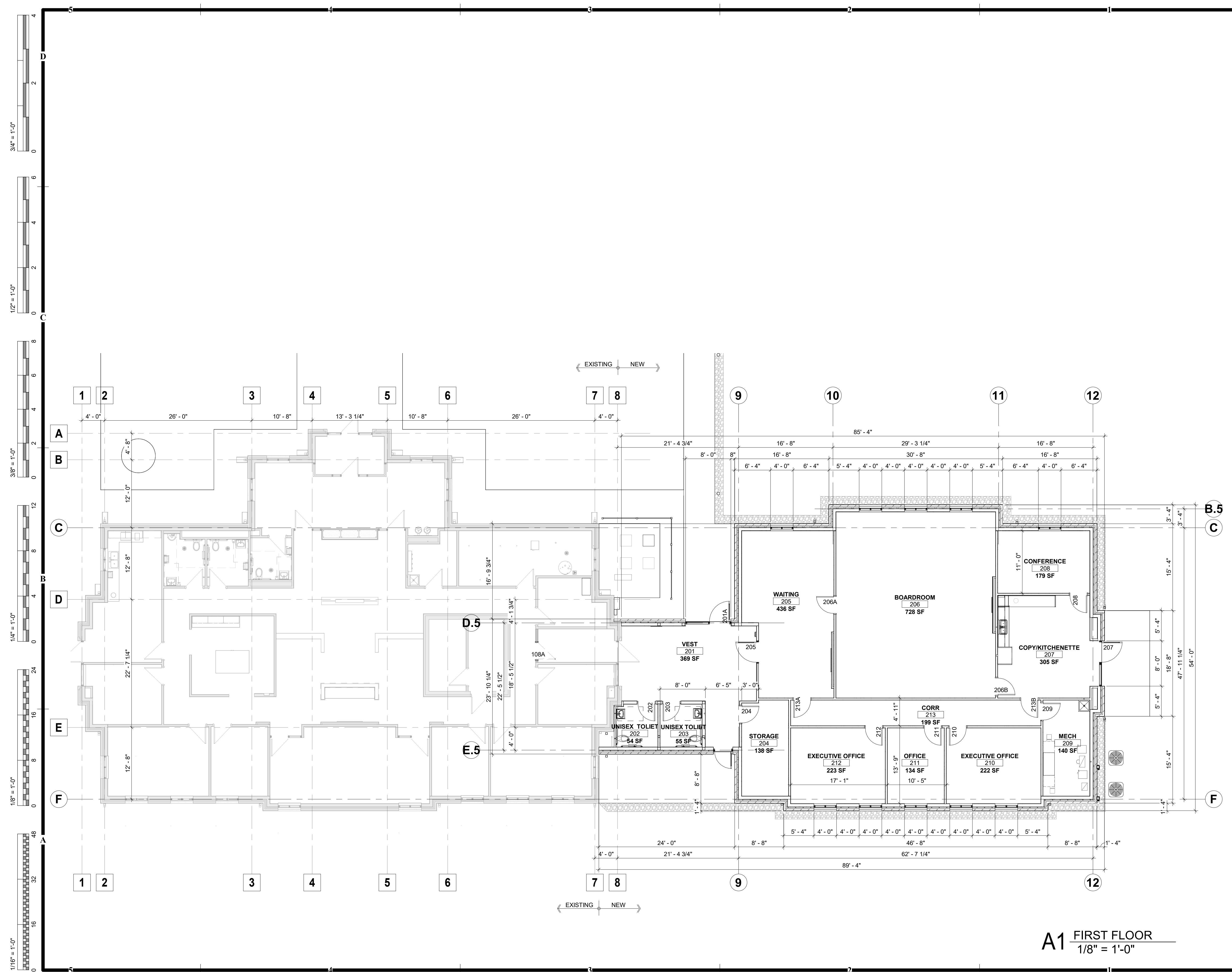


PROFESSIONAL SEAL

## A-002

ISSUE DATE: MARCH 20, 2026  
HOEFER WELKER #: 1258081

### FLOOR PLAN



DOOR SYMBOLS:

DOOR NO. 101-A

NEW DOOR

DOOR NO. 101-A

EXISTING DOOR

DOOR NO. 101-A

EXISTING DOOR TO BE REMOVED

WALL SYMBOLS:

NEW WALL

EXISTING WALL

EXISTING WALL OR PARTITION TO BE REMOVED

**A1** FIRST FLOOR  
1/8" = 1'-0"

**Attachment 2 - 26005 South Metro Fire District Bld. Add. Site Photos**

View from Conway Looking SE



**Attachment 2 - 26005 South Metro Fire District Bld. Add. Site Photos**

North Elevation

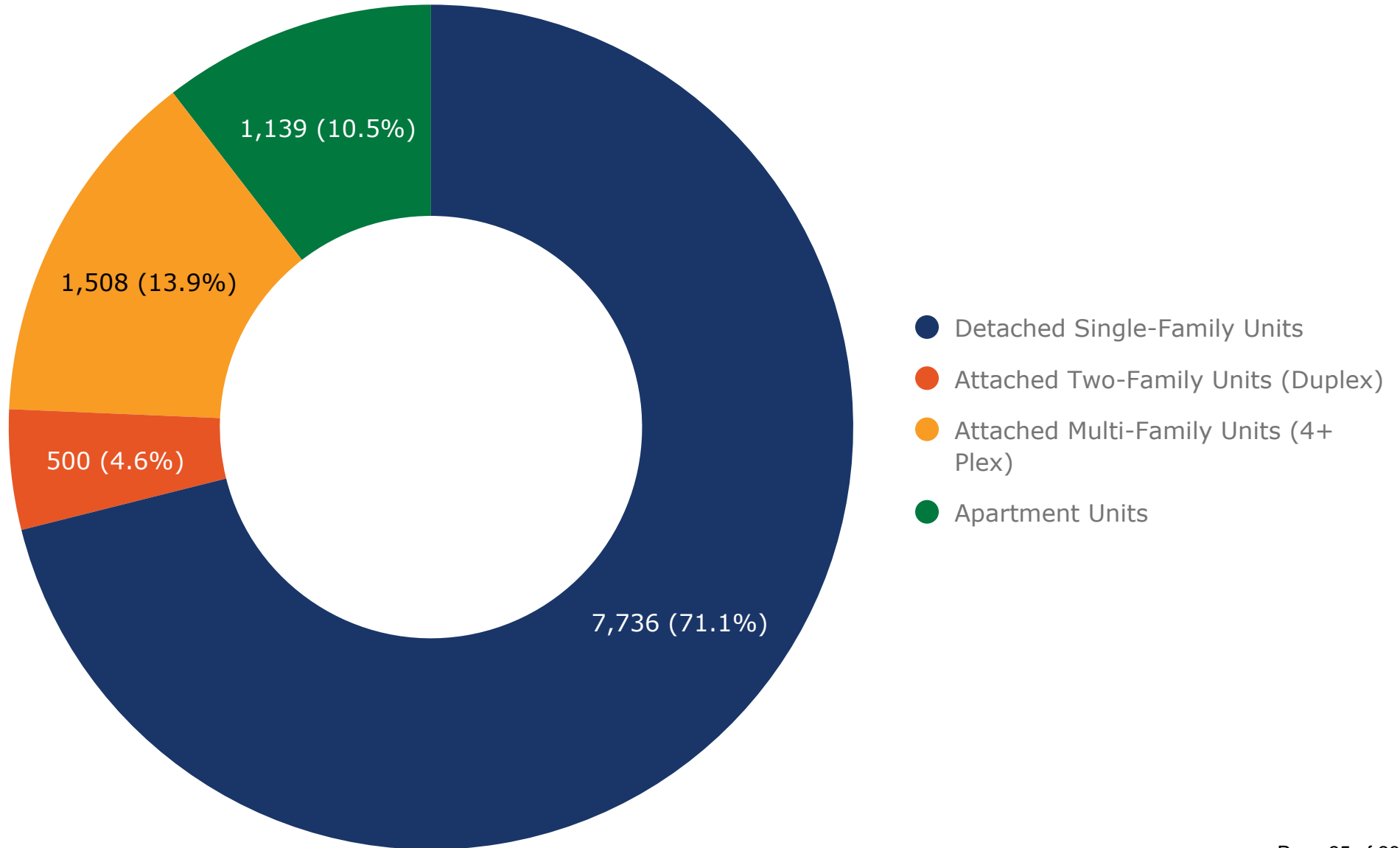


**Attachment 2 - 26005 South Metro Fire District Bld. Add. Site Photos**

East Elevation



## Existing Housing Unit Inventory



# Future Full Build Out

(existing + under construction + approved)

