

**RIVER FOREST VILLAGE**

**DEVELOPMENT PLAN RESUBMITTAL**



DRAW Project Number: 22022  
KCMO Project Number:

Printed 10/14/2022 2:45:34 PM

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# PRELIMINARY DEVELOPMENT PLAN FOR RIVER FOREST VILLAGE

## 3500 NE PRATHER RD, KANSAS CITY, MISSOURI- 64116

**City Plan Commission**  
Approved Subject to Conditions  
of Case No. CP-CPC-2022-00166 On 11-1-2022

City of Kansas City  
City Planning and Development

Joseph Rexwinkle, AICP  
Secretary of the Commission



### RENDERED SITE PLAN

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	The Preliminary Plat dedicates private open space within Tracts A, B & C equalling (24,000sf or) 0.550 acres of Dedicated Parkland. This exceeds the 0.528 acre requirement for 44 multifamily units. Applicable.
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	provided per E001 Outdoor Lighting Plan
88-435 Outdoor Display, Storage and Work Areas	N/A
88-445 Signs	provided per Signage Plan, L200
Pedestrian Standards	Public Sidewalk Access

88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED (See 88-420-16)
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
Proposed Use					
Multi-Family Residential	44	94	10	20	N/A

**88-280 - MPD, MASTER PLANNED DEVELOPMENT**  
Examples of the types of development that may benefit from the MPD include:

**MIXED-USE DEVELOPMENT**  
Developments that contain a complementary mix of residential and nonresidential uses.  
**Building A will contain nonresidential uses of administrative offices, counseling offices, and storage space. Building B will contain offices and dwelling units. Buildings C-I will contain dwelling units.**

**ENHANCED PROTECTION OF NATURAL RESOURCE AREAS**  
Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats and native plant communities. Approximately 2 acres of the site, along the southern storm water drainage corridor, will be native landscape enhancement with oak savannah prairie and riparian plant species and soft surface trails. To address soil erosion currently occurring on site, there will be approximately 14,000 sf of bioswales planted with native plant species.

### PROPERTY DESCRIPTION:

On the site of the former Faith Christian Academy K-12 school at 3500 NE Prather Rd in Kansas City Missouri, DRAW Architecture and Urban Design, on behalf River Forest Village, proposes a phased development of 1) renovation of the existing buildings and construction of attached addition with 20 units of 2-, 3- and 4-bedroom apartments, along with an office/therapy component in the existing annex building, and 2) an additional 24 apartment units with an access road and parking on the eastern, undeveloped portion of the property. Currently the site is accessible by vehicle and surrounding neighborhood residents like to walk their dogs there.

The Master Plan Development (MPD) site plan uses existing circulation and parking to serve the phase 1 development. The additional building requires additional parking for fire access and upgrades to stormwater infrastructure to achieve a more efficient and sustainable stormwater management. Phase 2 will also have access lanes and parking added. Both phase 1 and 2 will require an existing water service line to be upgraded to a water main extension so that hydrants can be placed near phase 1 and 2 developments.

The existing and proposed developments are set back from Prather Rd more than 200 ft and will be mostly screened from street views the setback distance and by existing and proposed trees. The west side of the property abuts Interstate 29, buffered by 60 ft of thick vegetation and 120 ft ROW. A new sign for "River Forest Village" will be installed within 30 ft of Prather Rd at the entrance to replace the old "Faith Community" sign. Existing large oak trees on the property will remain and care will be taken to mitigate any impacts of either phase 1 or 2 construction activities to existing trees. Over 48 large trees and 70 small trees will be added to the property during phase 1 and 2 construction. Some lawn areas will be converted to rain garden bioswales that reduce runoff, upland native plantings that support pollinators, and forest edge plantings that support migratory birds. Path networks will be developed throughout the property for use by residents and the surrounding community.

Residential amenities on the property shall include recreational opportunities and play areas for all ages, therapeutic gardens, patio areas, bike storage and community vegetable gardens.

A portion of the project is funded by the Kansas City Affordable Housing Trust Fund and the site and dwelling design meets or exceeds HUD Occupancy Standards and 2018 International Building Code.

	BUILDING USES & AREAS IN SQUARE FEET									
	OFFICE, STORAGE & COUNSELING BLDG A	RESIDENTIAL & OFFICE BLDG B	RESIDENTIAL BLDG C	RESIDENTIAL BLDG D	RESIDENTIAL BLDG E	RESIDENTIAL BLDG F	RESIDENTIAL BLDG G	RESIDENTIAL BLDG H	RESIDENTIAL BLDG I	
BASEMENT	0	0	0	0	0	0	0	0	0	0
FIRST FLOOR	5067	17800	7001	2340	2640	2340	2340	2640	2640	2640
SECOND FLOOR	0	0	6538	2340	2640	2340	2340	2640	2640	2640
LOFT/MEZZANINE	0	2500	0	1170	1320	1170	1170	1320	1320	1320
<b>TOTAL</b>	<b>5067</b>	<b>20300</b>	<b>13539</b>	<b>5850</b>	<b>6600</b>	<b>5850</b>	<b>5850</b>	<b>6600</b>	<b>6600</b>	<b>6600</b>

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
<b>TOTAL</b>	<b>R6</b>	<b>MPD</b>	<b>reszone</b>	
Gross Land Area				
in square feet	537,794	537,794	no	
in acres	12.35	12.35	no	
Right-of-way Dedication				
in square feet	N/A	N/A	N/A	
Net Land Area				
in square feet	537,794	537,794	no	
in acres	12.35	12.35	no	
Building Area (sq. ft.)	23,000	80,185	no	
Floor Area Ratio	0.043	0.149	no	
Residential Use Info				
Total Dwelling Units	0	44 units		
Detached House	0	0		
Zero lot line House	0	0		
Cottage House	0	0		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	0		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	1 building	8 buildings		
Total Lots	1	1		
Residential	1	0		
Public/Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	1 MPD		

BUILDING A (existing mobile unit to be offices, storage and play area)	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING B	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum (existing chimney height 36' 7")	no	

BUILDING C	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING D	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING E	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING F	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING G	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING H	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING I	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

### INDEX:

- G000 COVER SHEET
- V001 SITE SURVEY
- L100 SITE PLAN
- L101 LANDSCAPE PLAN
- L102 FIRE ACCESS PLAN
- L103 SITE ACCESS PLAN
- L200 SIGN PLAN
- ES1 PHOTOMETRIC SITE PLAN
- ES2 ELECTRICAL DETAILS
- C001 UTILITY PLAN
- C002 PRELIMINARY PLAT
- A200 BUILDING ELEVATION (CONCEPT)
- A201 BUILDING ELEVATION (CONCEPT)
- A202 BUILDING ELEVATION (CONCEPT)
- A203 BUILDING ELEVATION (CONCEPT)

### PROJECT PROGRAM:

- PHASE 1**  
**BUILDING A: EXISTING MODULAR BUILDING**  
 OFFICES, COUNSELING ROOM, STORAGE, MULTIPURPOSE FLEX SPACE  
**BUILDING B: EXISTING SCHOOL BUILDING**  
 OFFICES, LOUNGE, 12 NOS. APARTMENTS  
**BUILDING C: NE ADDITION:**  
 LOUNGE, 8 NOS. APARTMENTS

TOTAL 20 APARTMENT UNITS IN PHASE 1

- PHASE 2**  
**BUILDING D- BUILDING I:**  
 EACH BUILDING :  
 a. HAS 2 APARTMENT UNITS/ FLOOR.  
 b. IS 2 STORED  
 c. THEREFORE, TOTAL OF 4 APARTMENT UNITS

TOTAL 24 APARTMENT UNITS IN PHASE 2

Table 120-1 Master Planned Development Prohibited Uses	
<b>PUBLIC/CIVIC</b>	
Club, Lodge, or Fraternal Organization	PROHIBITED
<b>PUBLIC/CIVIC</b>	
Hospital	PROHIBITED
<b>Safety Service</b>	
Fire station	PROHIBITED
Police station	PROHIBITED
Ambulance service	PROHIBITED
School	PROHIBITED
<b>Commercial</b>	
Adult businesses	PROHIBITED
Adult media store	PROHIBITED
Adult motion picture theater	PROHIBITED
Sex shop	PROHIBITED
<b>Animal Service</b>	
Stable	PROHIBITED
Drive-Through Facility	PROHIBITED
Eating and Drinking Establishments (except as Tavern or nightclub)	PROHIBITED
<b>Entertainment Venues and Spectator Sports</b>	
Indoor small venue (1-149 capacity)	PROHIBITED
Indoor medium venue (150-499 capacity)	PROHIBITED
Indoor large venue (500+ capacity)	PROHIBITED
Financial Services (except as noted below)	
Pawn shop	PROHIBITED
Short-term loan establishment	PROHIBITED
<b>Funeral and Intermment Service</b>	
Cemetery/ columbarium/ mausoleum	PROHIBITED. There is an existing cemetery in the NE corner of site.
Cremating	PROHIBITED
Undertaking	PROHIBITED
Gasoline and Fuel Sales	PROHIBITED
<b>Lodging</b>	
Bed and Breakfast	PROHIBITED
Hotel/motel	PROHIBITED
<b>Office, Administrative, Professional or General</b>	
Blood/plasma center	PROHIBITED
<b>Vehicle Sales and Service</b>	
Heavy equipment sales/rental	PROHIBITED
Light equipment sales/rental (indoor)	PROHIBITED
Light equipment sales/rental (outdoor)	PROHIBITED
Motor vehicle repair, limited	PROHIBITED
Motor vehicle repair, general	PROHIBITED
Vehicle storage/towing	PROHIBITED
<b>INDUSTRIAL</b>	
<b>Self-Storage Warehouse</b>	
Warehousing, Wholesaling, Storage, Freight Movement	
Indoor	PROHIBITED
Outdoor	PROHIBITED

DEVELOPMENT PLAN AND PRELIMINARY PLAT  
**RIVER FOREST VILLAGE**  
 3500 NE Prather Rd.  
 Kansas City, MO 64116

**DRAW**  
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NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	09/02/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/17/2022

**COVER SHEET**  
**G000**  
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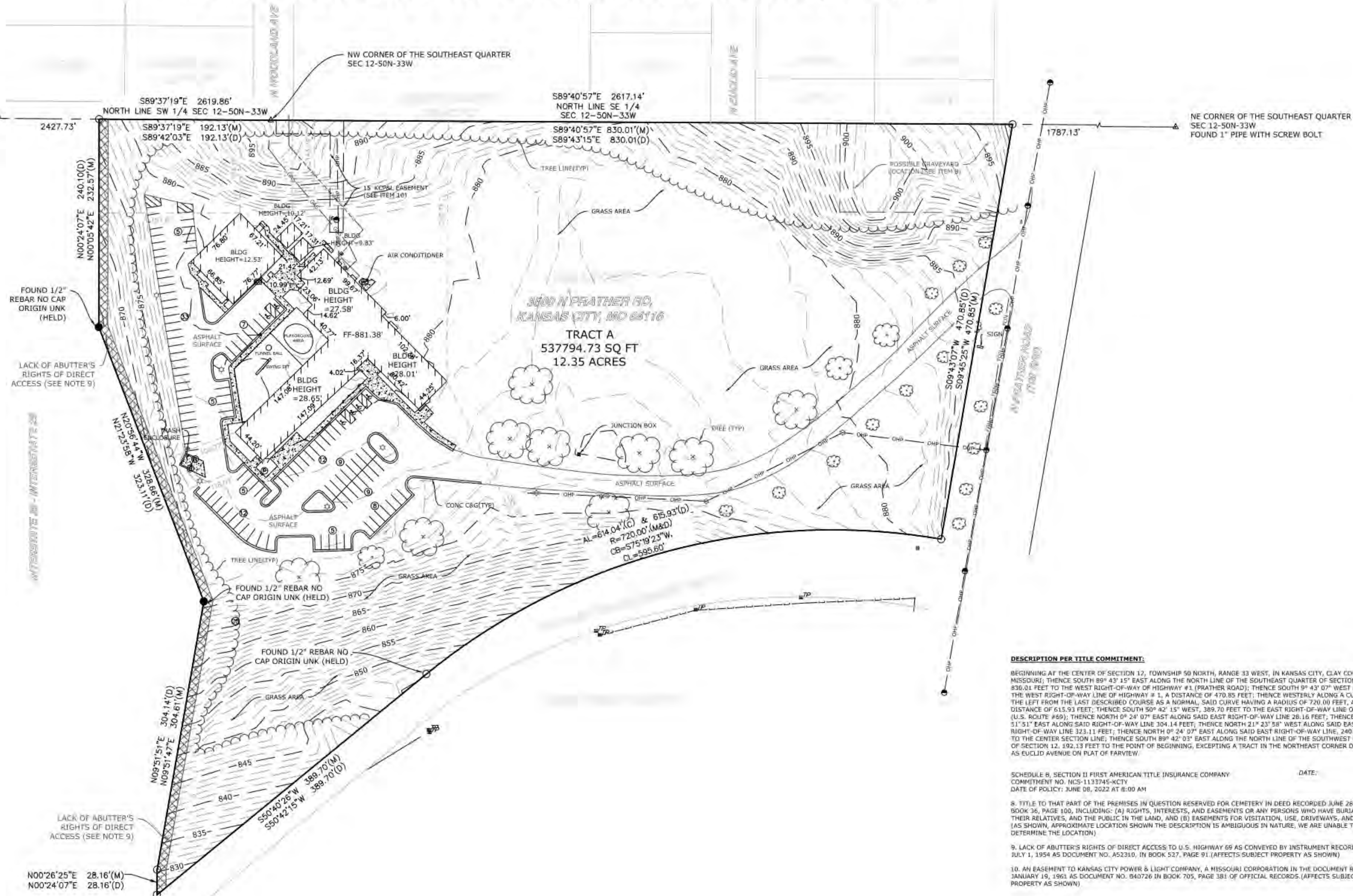
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**ALTA/NSPS LAND TITLE SURVEY**  
 A TRACT OF LAND IN THE SOUTH HALF OF SECTION 12 TOWNSHIP 50 NORTH,  
 RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



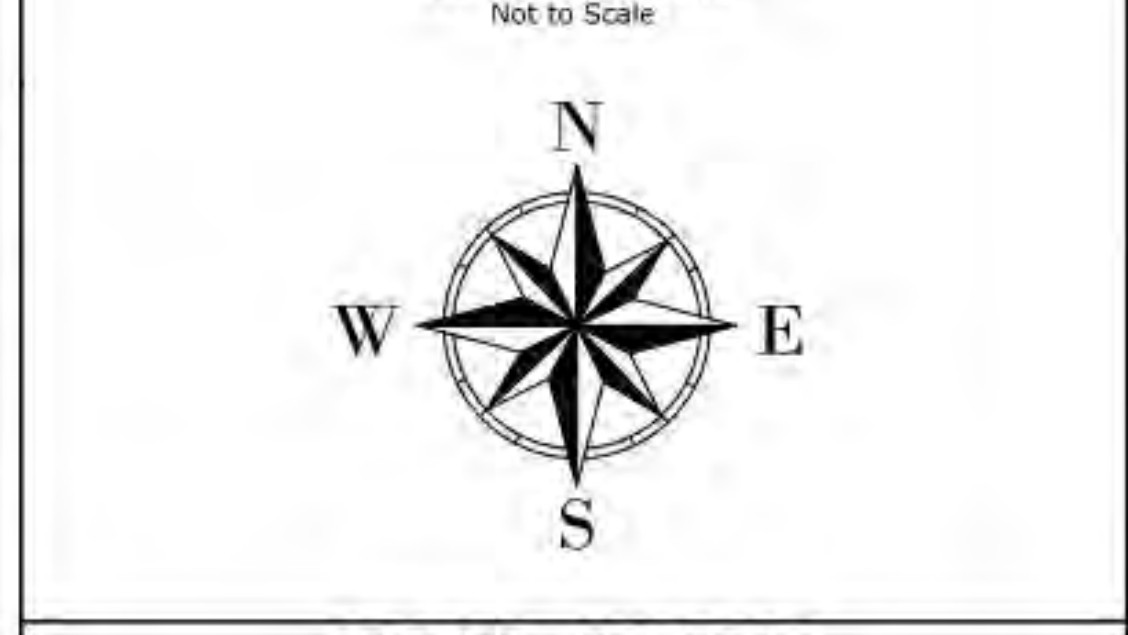
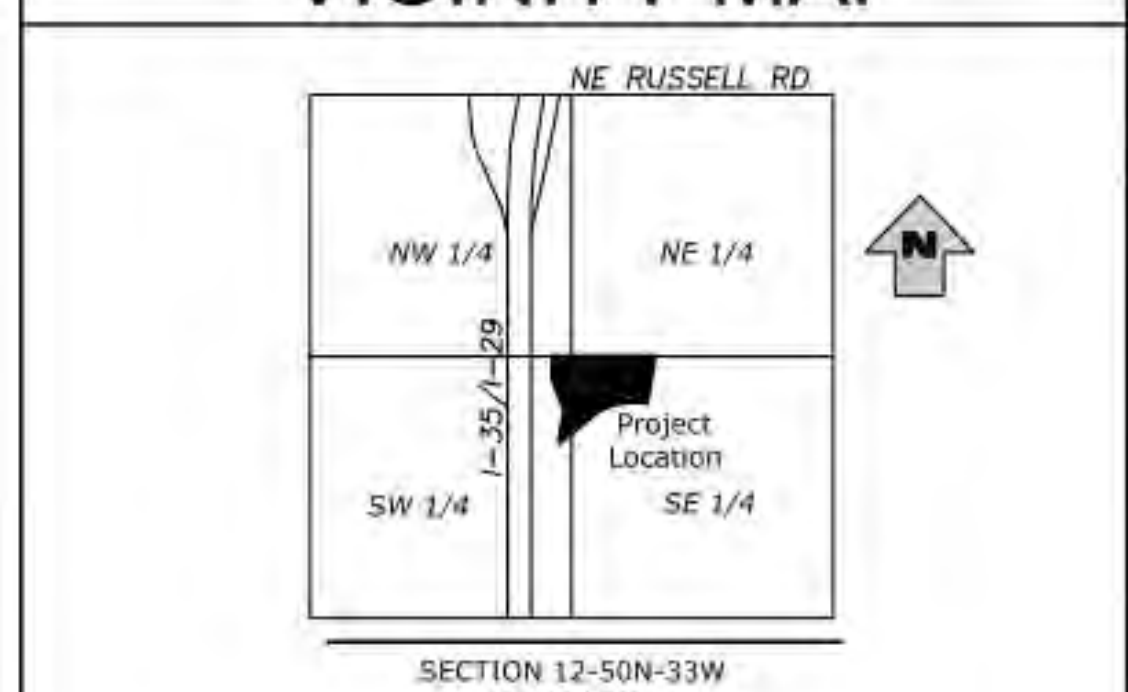
**ALTA/NSPS LAND TITLE SURVEY**  
**LEGEND**

- ▲ DENOTES FOUND MONUMENT AS NOTED
- DENOTES FOUND CORNER AS NOTED
- ⊠ DENOTES SET 1/2" REBAR W/CAP MO PLS 2008016658
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES GAS VALVE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES BOLLARD
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES PARKING LOT SIGN
- ⊞ DENOTES WATER METER
- ⊞ DENOTES FLAG POLE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES CHAIN LINK FENCE
- ⊞ DENOTES BARBED LINK FENCE
- ⊞ DENOTES TREE LINE
- ⊞ DENOTES OVERHEAD POWER LINE
- ⊞ DENOTES UNDERGROUND GAS LINE
- ⊞ DENOTES UNDERGROUND WATER LINE

**GENERAL NOTES**

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET
3. MISSOURI ONE WAS CALLED ON THIS SURVEY. TICKET NO. 221981513. ALL UTILITIES SHOWN VIA FIELD LOCATES.
4. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
5. TO THE KNOWLEDGE OF THIS SURVEYOR THERE ARE NO ENCROACHMENTS ON THIS PROPERTY.
6. THERE ARE 110 REGULAR PARKING SPACES AND 6 HANDICAP PARKING SPACES.
7. REFERENCED SURVEYS:
  - RIVER FOREST NORTH FINAL PLAT BOOK 12 PAGE 60
  - BAKER HEIGHTS BOUNDARY SURVEY DOC 2019038390
  - SUNSET HILL PLAT BOOK 5
8. CURRENT ZONING R-6
  - FRONT YARD SETBACK 25'
  - BACK YARD SETBACK 25'
  - SIDE YARD SETBACK 10'
  - MAX BUILDING HEIGHT 35'

**VICINITY MAP**



**JOB NO: 22-1017**

<b>SCALE</b>	<b>PREPARED FOR</b>
60' 30' 0' 60' SCALE IN FEET	WISE OWL VENTURES, LLC ADDRESS: 3500 N Prather Rd, Kansas City, MO 64116
<b>SEC-TWN-RNG</b>	
12-50N-33W	

**DATE**  
 JULY 14, 2022

**DESCRIPTION PER TITLE COMMITMENT:**

BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 89° 43' 15" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, 836.21 FEET TO THE WEST RIGHT-OF-WAY OF HIGHWAY #1 (PRATHER ROAD); THENCE SOUTH 91° 42' 07" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #1, A DISTANCE OF 470.85 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A NORMAL, SAID CURVE HAVING A RADIUS OF 720.00 FEET, A DISTANCE OF 615.93 FEET; THENCE SOUTH 30° 42' 15" WEST, 395.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF FASCO (U.S. ROUTE #69); THENCE NORTH 0° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 28.16 FEET; THENCE NORTH 31° 51' EAST ALONG SAID RIGHT-OF-WAY LINE 304.14 FEET; THENCE NORTH 21° 23' 58" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 323.11 FEET; THENCE NORTH 0° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 240.10 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89° 42' 03" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, 192.13 FEET TO THE POINT OF BEGINNING, EXCEPTING A TRACT IN THE NORTHEAST CORNER DESIGNATED AS EUCLID AVENUE ON PLAT OF FARVIEW.

SCHEDULE B, SECTION II FIRST AMERICAN TITLE INSURANCE COMPANY DATE:  
 COMMITMENT NO. 1625113745-KCTY.  
 DATE OF POLICY: JUNE 08, 2022 AT 8:00 AM

8. TITLE TO THAT PART OF THE PREMISES IN QUESTION RESERVED FOR CEMETERY IN DEED RECORDED JUNE 26, 1871, IN BOOK 36, PAGE 100, INCLUDING: (A) RIGHTS, INTERESTS, AND EASEMENTS OR ANY PERSONS WHO HAVE BURIAL LOTS, THEIR RELATIVES, AND THE PUBLIC IN THE LAND, AND (B) EASEMENTS FOR VISITATION, USE, DRIVEWAYS, AND ACCESS. (AS SHOWN, APPROXIMATE LOCATION SHOWN THE DESCRIPTION IS AMBIGUOUS IN NATURE, WE ARE UNABLE TO DETERMINE THE LOCATION.)

9. LACK OF ABUTTER'S RIGHTS OF DIRECT ACCESS TO U.S. HIGHWAY 69 AS CONVEYED BY INSTRUMENT RECORDED AS JULY 1, 1954 AS DOCUMENT NO. A52340, IN BOOK 527, PAGE 91. (AFFECTS SUBJECT PROPERTY AS SHOWN)

10. AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION IN THE DOCUMENT RECORDED JANUARY 19, 1963 AS DOCUMENT NO. 840726 IN BOOK 705, PAGE 381 OF OFFICIAL RECORDS (AFFECTS SUBJECT PROPERTY AS SHOWN)

TO: FAITH COMMUNITY CHURCH, A MISSOURI NON-PROFIT CORPORATION, WISE OWL VENTURES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, & FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 4, 6, 7(B)(1)(C), 8, 9, 10, 11(A)(B), 12, AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 10, 2022

BRYAN F. HILL, PLS 2008016658

**DEVELOPMENT PLAN AND PRELIMINARY PLAT**

**RIVER FOREST VILLAGE**

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**DRAW**

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DOMINIQUE DAVIDSON MO 820591201

RELEASE SCHEDULE	NO.	RELEASE	DATE
1.	DEVELOPMENT PLAN SUBMITTAL		06/22/2022
2.	DEVELOPMENT PLAN REBUTTAL		07/12/2022

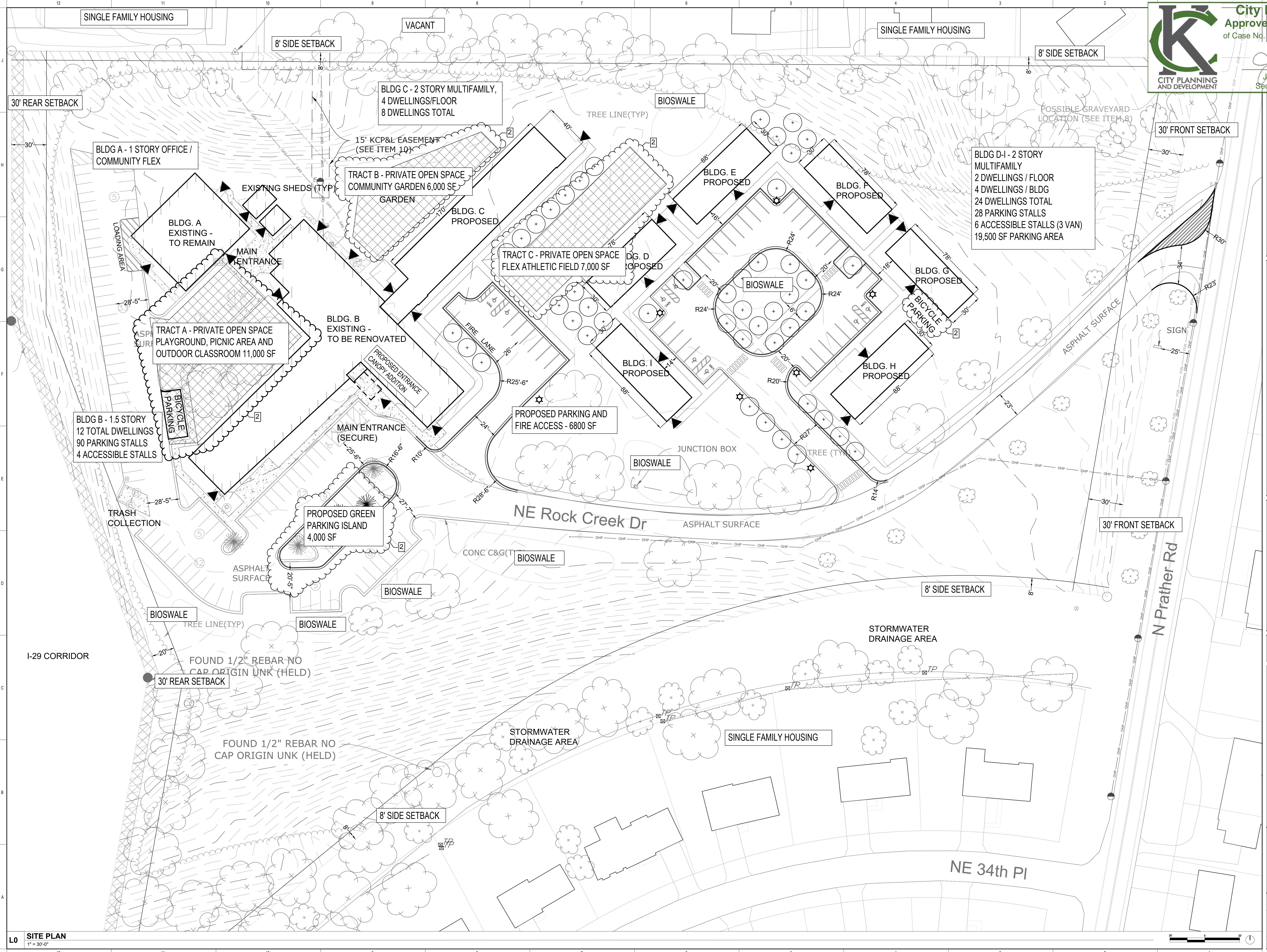
**SITE SURVEY**

**V-001**

NOT FOR CONSTRUCTION

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DOMINIQUE DAVIDSON MO 6200001202

NO.	RELEASE	DATE
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2	DEVELOPMENT PLAN RESUBMITTAL	10/13/2022

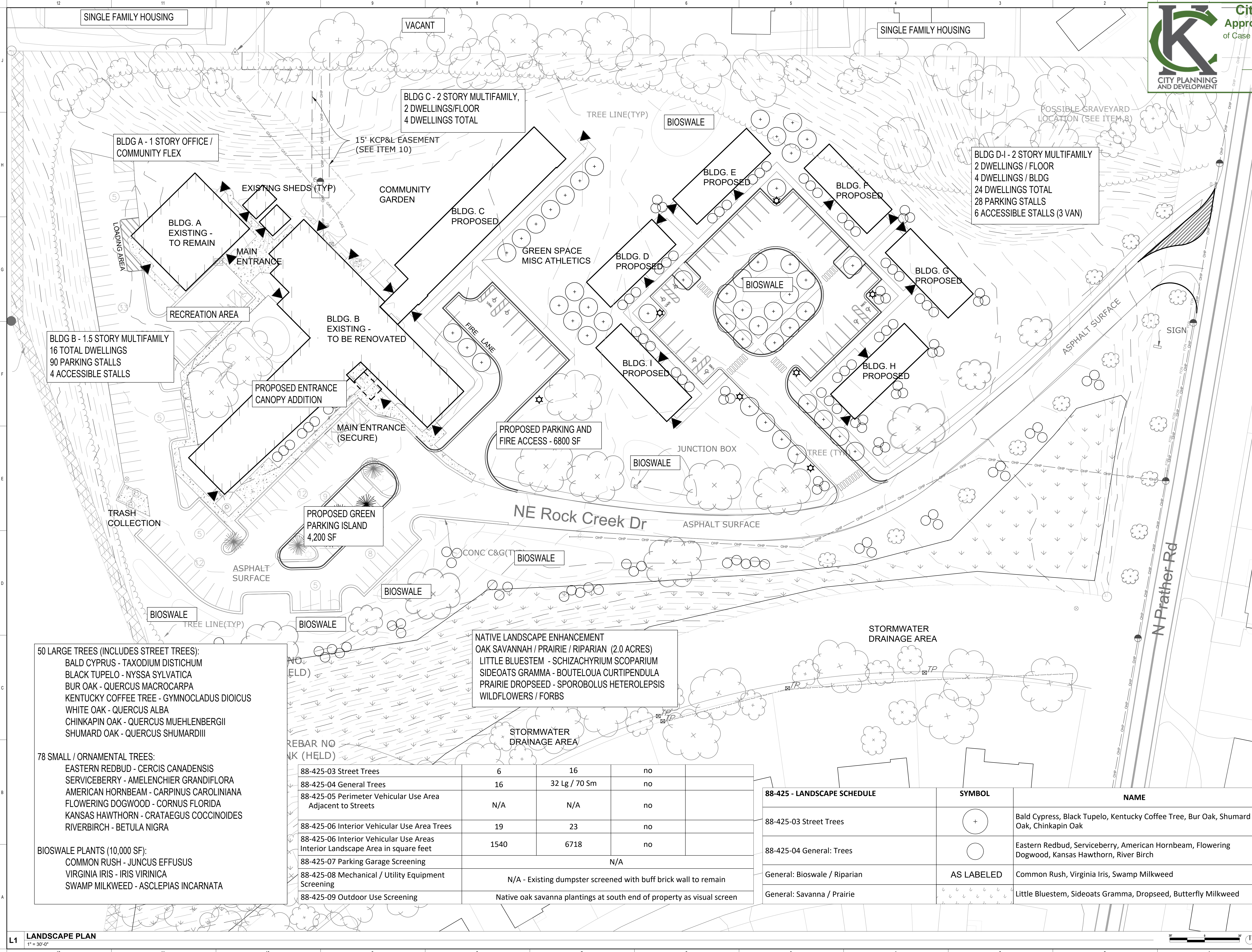


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- 50 LARGE TREES (INCLUDES STREET TREES):**  
BALD CYPRUS - TAXODIUM DISTICHUM  
BLACK TUPELO - NYSSA SYLVATICA  
BUR OAK - QUERCUS MACROCARPA  
KENTUCKY COFFEE TREE - GYMNOCLADUS DIOICUS  
WHITE OAK - QUERCUS ALBA  
CHINKAPIN OAK - QUERCUS MUEHLENBERGII  
SHUMARD OAK - QUERCUS SHUMARDIII

- 78 SMALL / ORNAMENTAL TREES:**  
EASTERN REDBUD - CERCIS CANADENSIS  
SERVICEBERRY - AMELANCHIER GRANDIFLORA  
AMERICAN HORNBEAM - CARPINUS CAROLINIANA  
FLOWERING DOGWOOD - CORNUS FLORIDA  
KANSAS HAWTHORN - CRATAEGUS COCCINOIDES  
RIVERBIRCH - BETULA NIGRA

- BIOSWALE PLANTS (10,000 SF):**  
COMMON RUSH - JUNCUS EFFUSUS  
VIRGINIA IRIS - IRIS VIRINICA  
SWAMP MILKWEED - ASCLEPIAS INCARNATA

**NATIVE LANDSCAPE ENHANCEMENT**  
OAK SAVANNAH / PRAIRIE / RIPARIAN (2.0 ACRES)  
LITTLE BLUESTEM - SCHIZACHYRIUM SCOPARIUM  
SIDEOATS GRAMMA - BOUTELOUA CURTIPENDULA  
PRAIRIE DROPSEED - SPOROBOLUS HETEROLEPSIS  
WILDFLOWERS / FORBS

Item	Quantity	Size	Notes
88-425-03 Street Trees	6	16	no
88-425-04 General Trees	16	32 Lg / 70 Sm	no
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	N/A	N/A	no
88-425-06 Interior Vehicular Use Area Trees	19	23	no
88-425-06 Interior Vehicular Use Areas Interior Landscape Area in square feet	1540	6718	no
88-425-07 Parking Garage Screening	N/A		
88-425-08 Mechanical / Utility Equipment Screening	N/A - Existing dumpster screened with buff brick wall to remain		
88-425-09 Outdoor Use Screening	Native oak savanna plantings at south end of property as visual screen		

88-425 - LANDSCAPE SCHEDULE	SYMBOL	NAME
88-425-03 Street Trees	+	Bald Cypress, Black Tupelo, Kentucky Coffee Tree, Bur Oak, Shumard Oak, Chinkapin Oak
88-425-04 General: Trees	○	Eastern Redbud, Serviceberry, American Hornbeam, Flowering Dogwood, Kansas Hawthorn, River Birch
General: Bioswale / Riparian	AS LABELED	Common Rush, Virginia Iris, Swamp Milkweed
General: Savanna / Prairie	○	Little Bluestem, Sideoats Gramma, Dropseed, Butterfly Milkweed

**DEVELOPMENT PLAN AND PRELIMINARY PLAN**  
**RIVER FOREST VILLAGE**  
3500 N Prather Rd.  
Kansas City, MO 64116

**DRAW**  
214 W 21st STREET, SUITE 200 - KANSAS CITY, MO 64114  
PHONE: 816.531.8303

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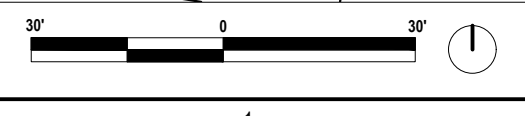
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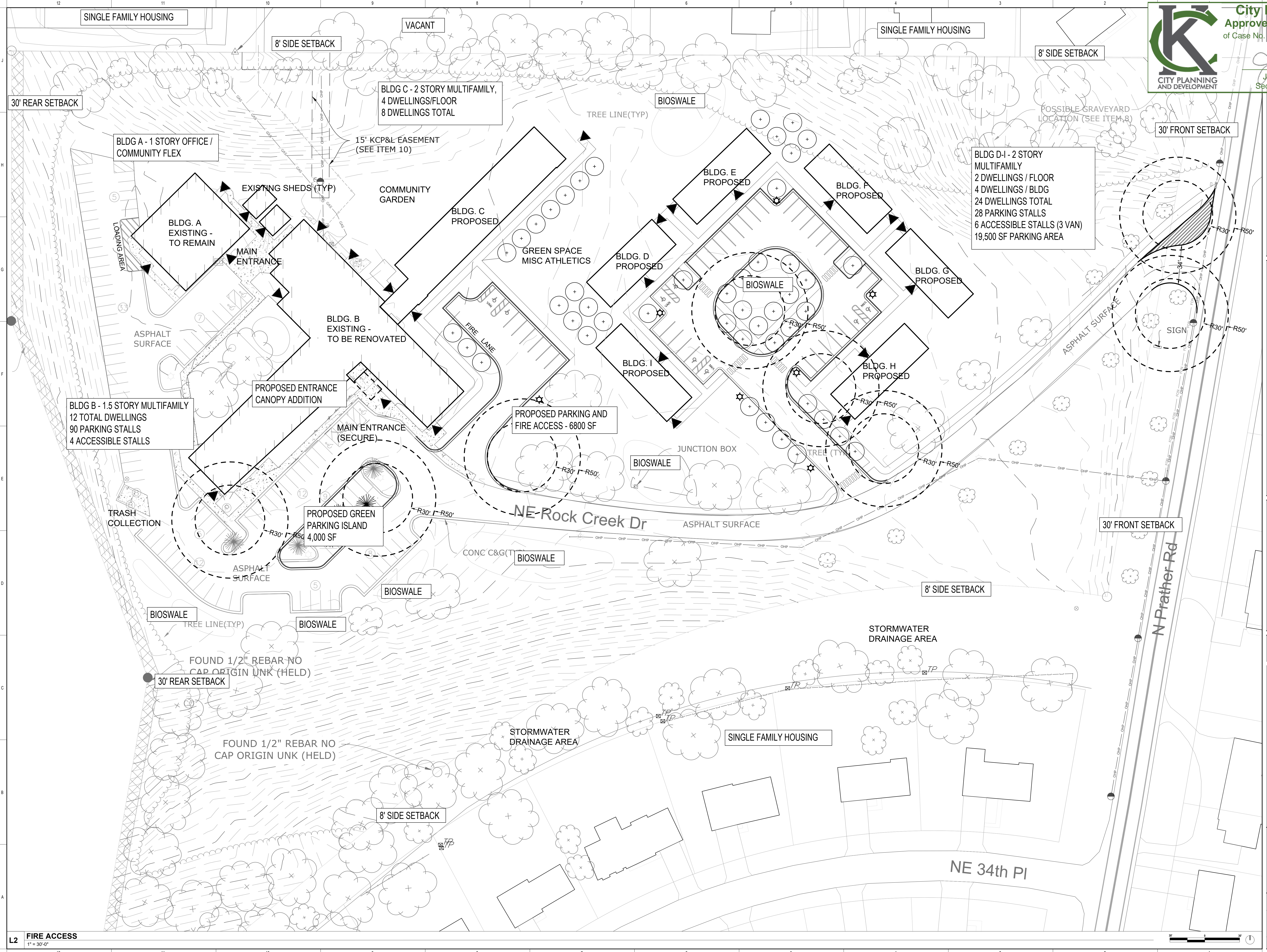
**LANDSCAPE PLAN**

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 T 816-421-3222

**MEP ENGINEERS**  
**CUSTOM ENGINEERING**  
 12705 E. US HWY #2  
 INDEPENDENCE, MO 64955  
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**CIVIL ENGINEER**  
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**DEVELOPMENT PLAN AND PRELIMINARY PLAN**

# RIVER FOREST VILLAGE

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DOMINIQUE DAVIDSON MO 6200001202

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2	DEVELOPMENT PLAN RESUBMITTAL	10/13/22

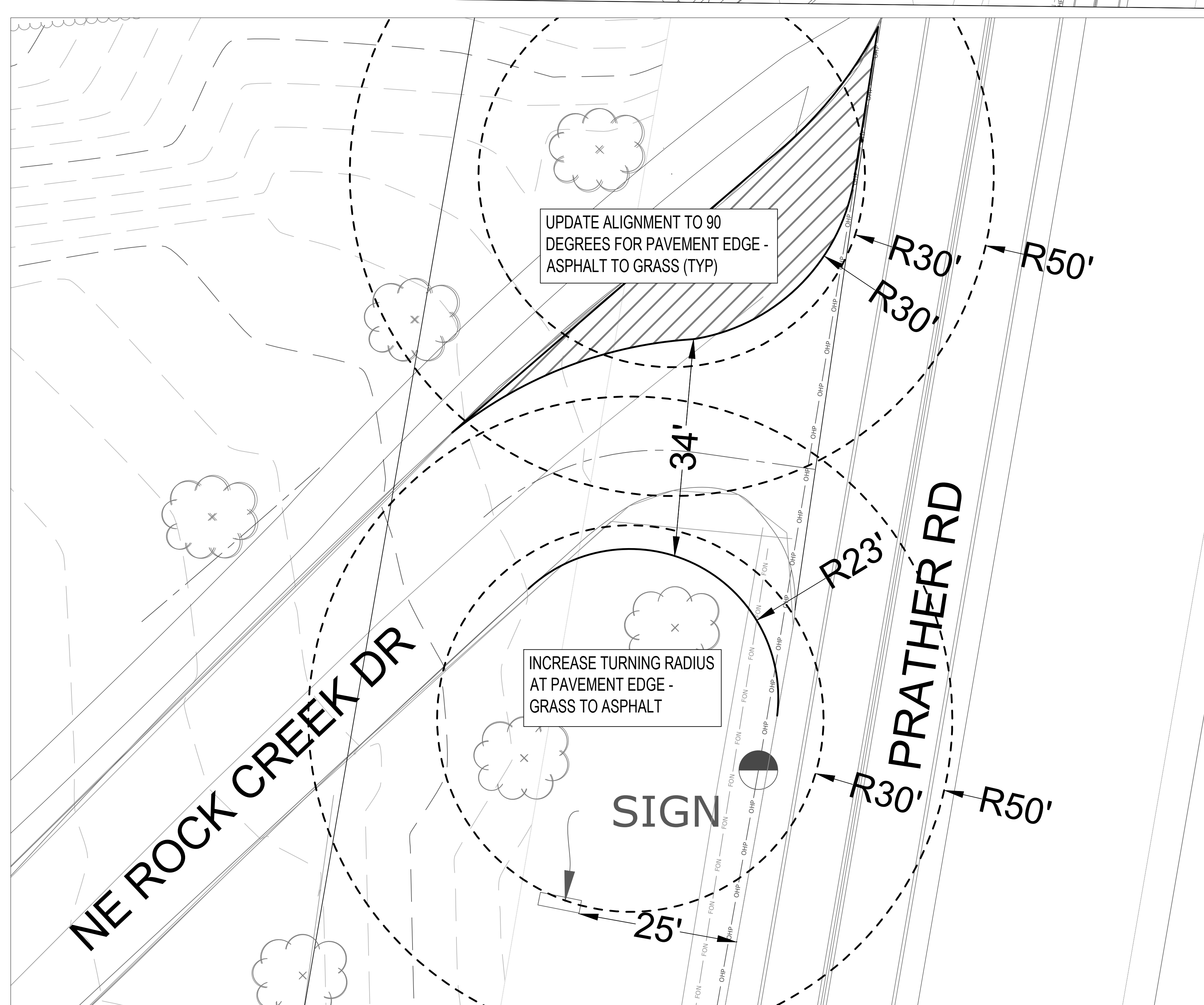
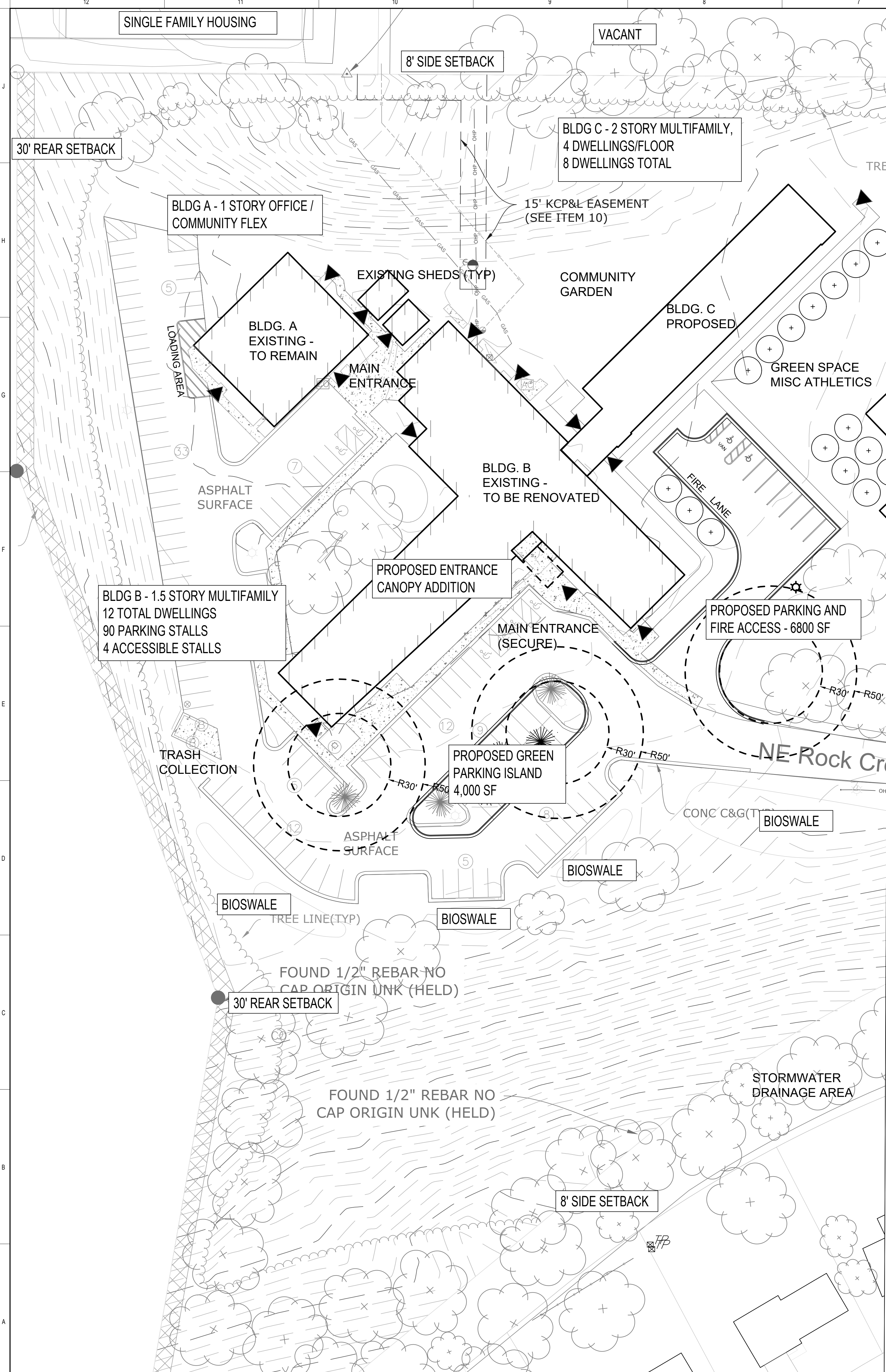
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DEVELOPMENT PLAN AND PRELIMINARY PLAT

# RIVER FOREST VILLAGE

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**SITE ACCESS**

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**DEVELOPMENT PLAN AND PRELIMINARY PLAT**

**RIVER FOREST VILLAGE**

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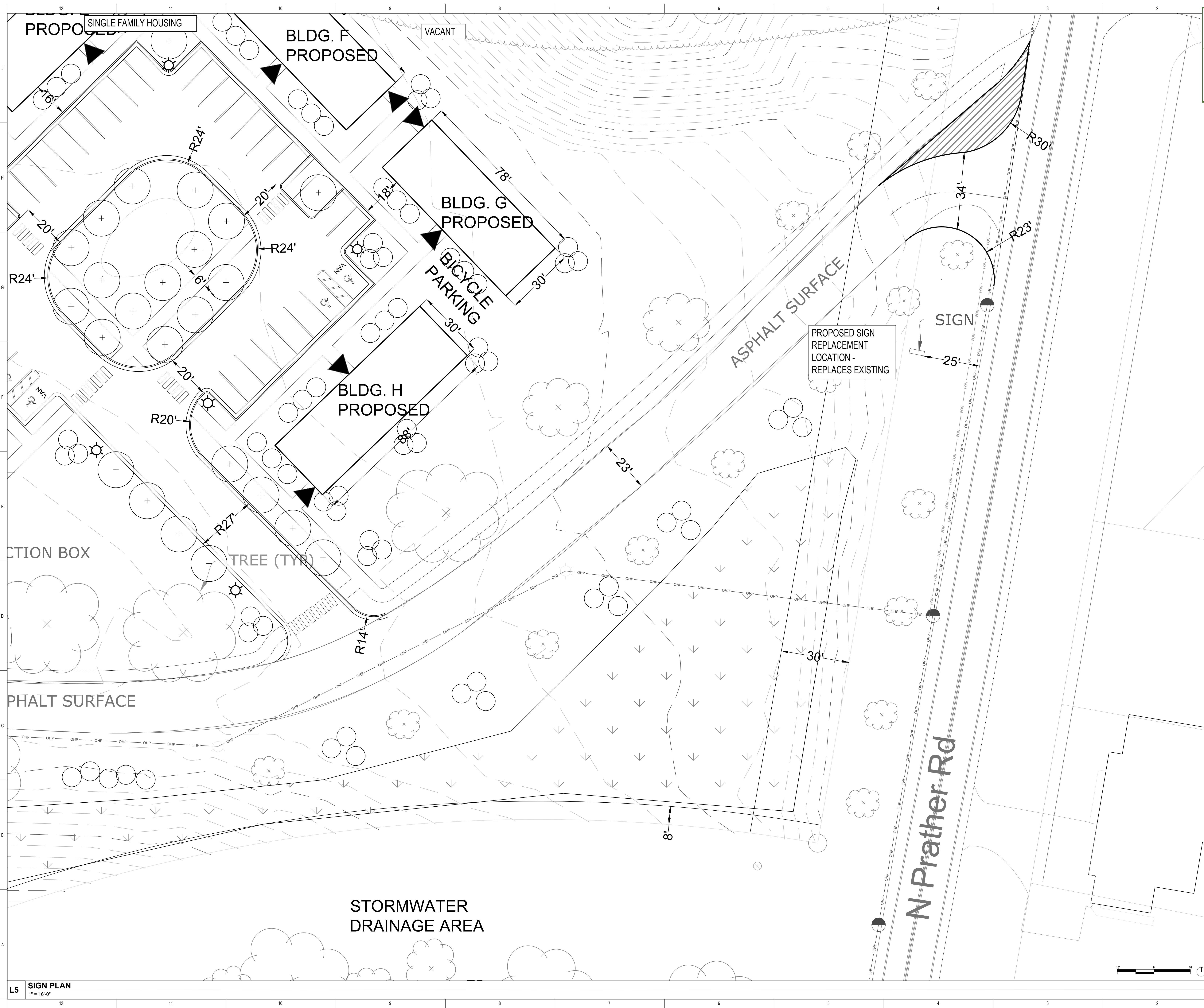
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2	DEVELOPMENT PLAN RESUBMITTAL	10/13/22

**SIGN PLAN**

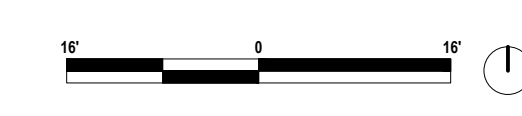
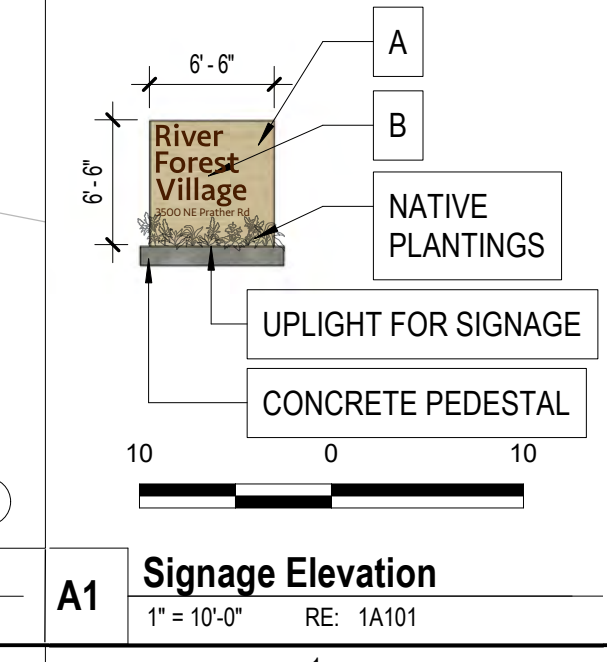
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**L5 SIGN PLAN**  
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DEVELOPMENT PLAN AND PRELIMINARY PLAT  
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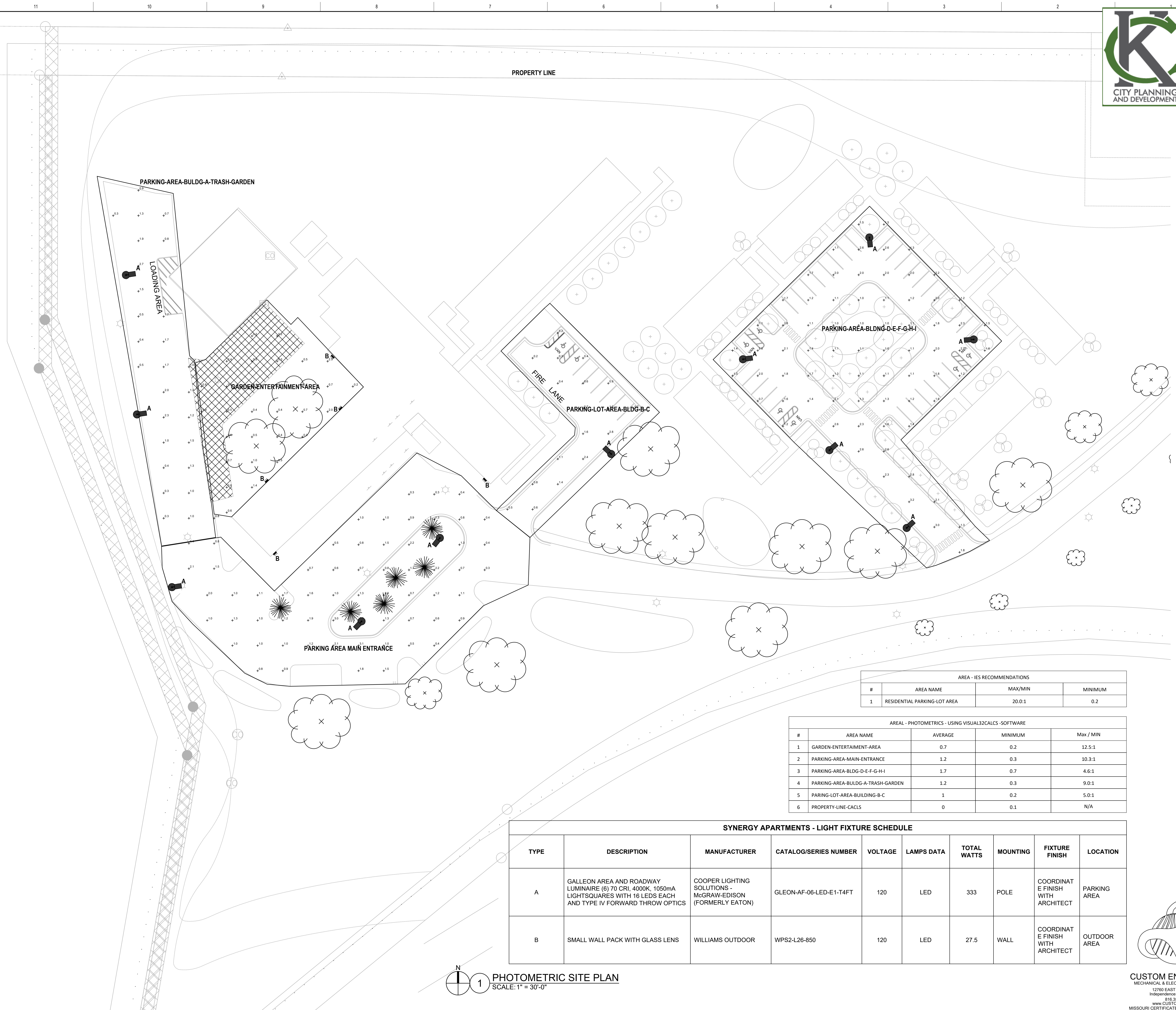
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NO.	RELEASE DATE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	09/12/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/17/2022

**PHOTOMETRIC SITE PLAN**  
**ES-1**  
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AREA - IES RECOMMENDATIONS

#	AREA NAME	MAX/MIN	MINIMUM
1	RESIDENTIAL PARKING-LOT AREA	20.0:1	0.2

AREAL - PHOTOMETRICS - USING VISUAL3CALCS - SOFTWARE

#	AREA NAME	AVERAGE	MINIMUM	Max / MIN
1	GARDEN-ENTERTAINMENT-AREA	0.7	0.2	12.5:1
2	PARKING-AREA-MAIN-ENTRANCE	1.2	0.3	10.3:1
3	PARKING-AREA-BLDG-D-E-F-G-H-I	1.7	0.7	4.6:1
4	PARKING-AREA-BULDG-A-TRASH-GARDEN	1.2	0.3	9.0:1
5	PARKING-LOT-AREA-BUILDING-B-C	1	0.2	5.0:1
6	PROPERTY-LINE-CACLS	0	0.1	N/A

**SYNERGY APARTMENTS - LIGHT FIXTURE SCHEDULE**

TYPE	DESCRIPTION	MANUFACTURER	CATALOG/SERIES NUMBER	VOLTAGE	LAMPS DATA	TOTAL WATTS	MOUNTING	FIXTURE FINISH	LOCATION
A	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-AF-06-LED-E1-T4FT	120	LED	333	POLE	COORDINAT E FINISH WITH ARCHITECT	PARKING AREA
B	SMALL WALL PACK WITH GLASS LENS	WILLIAMS OUTDOOR	WPS2-L26-850	120	LED	27.5	WALL	COORDINAT E FINISH WITH ARCHITECT	OUTDOOR AREA

**1 PHOTOMETRIC SITE PLAN**  
 SCALE: 1" = 30'-0"

**CUSTOM ENGINEERING**  
 MECHANICAL & ELECTRICAL ENGINEERING  
 12760 EAST 40 HIGHWAY  
 INDEPENDENCE, MISSOURI 64055  
 816.350.1473  
 WWW.CUSTOMENGR.COM  
 MISSOURI CERTIFICATE OF AUTHORITY #000239



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 T 816-421-3222

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 T 816-350-1473

CIVIL ENGINEER  
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 KANSAS CITY, MO 64133  
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DEVELOPMENT PLAN AND PRELIMINARY PLAT  
**RIVER FOREST VILLAGE**  
 3500 N Praeger Rd.  
 Kansas City, MO 64116

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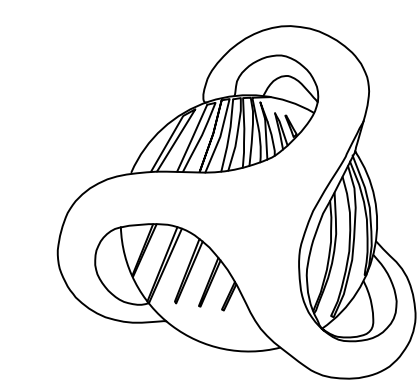
NO.	RELEASE DATE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	08/12/2022
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**ELECTRICAL DETAILS**

**ES-2**

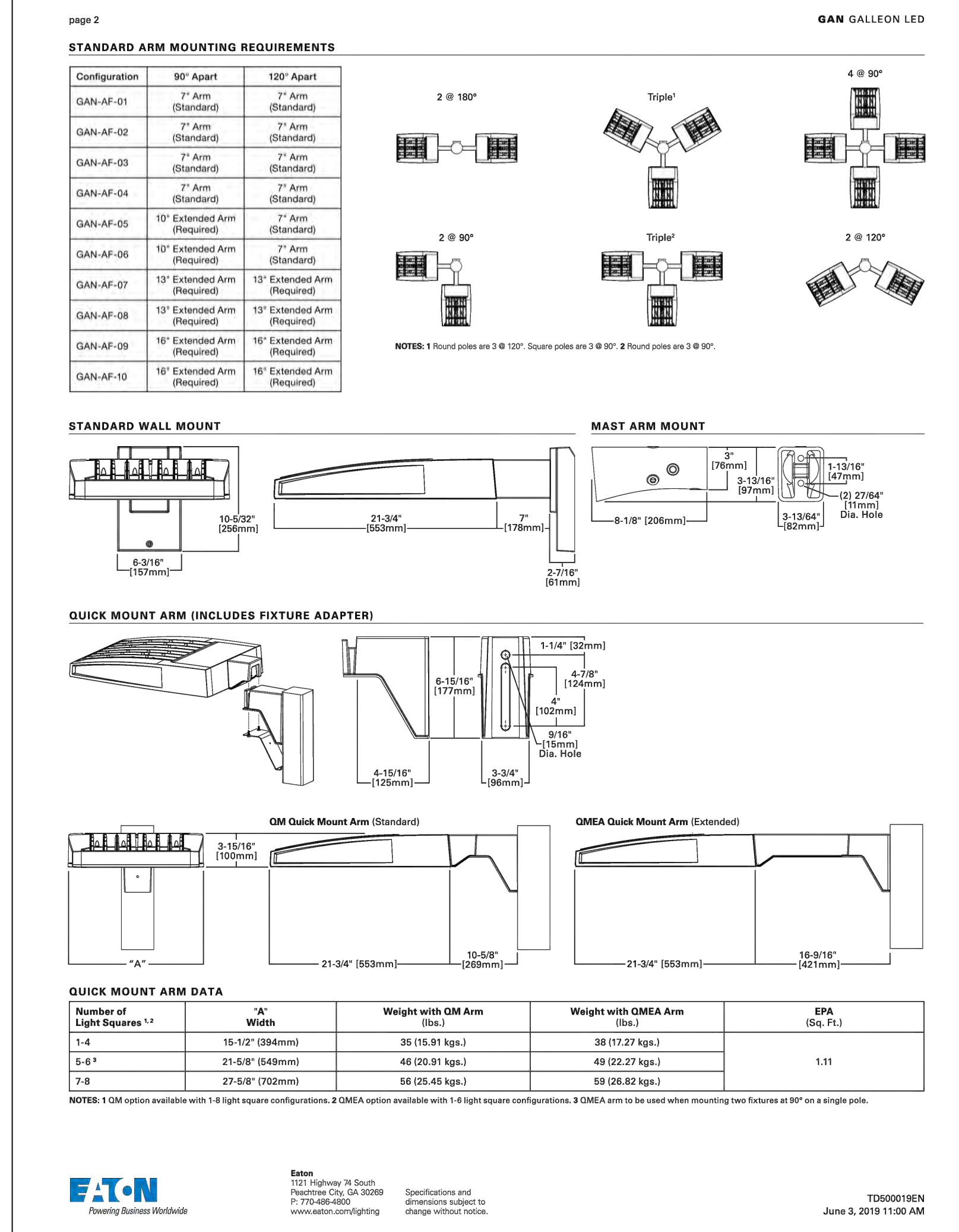
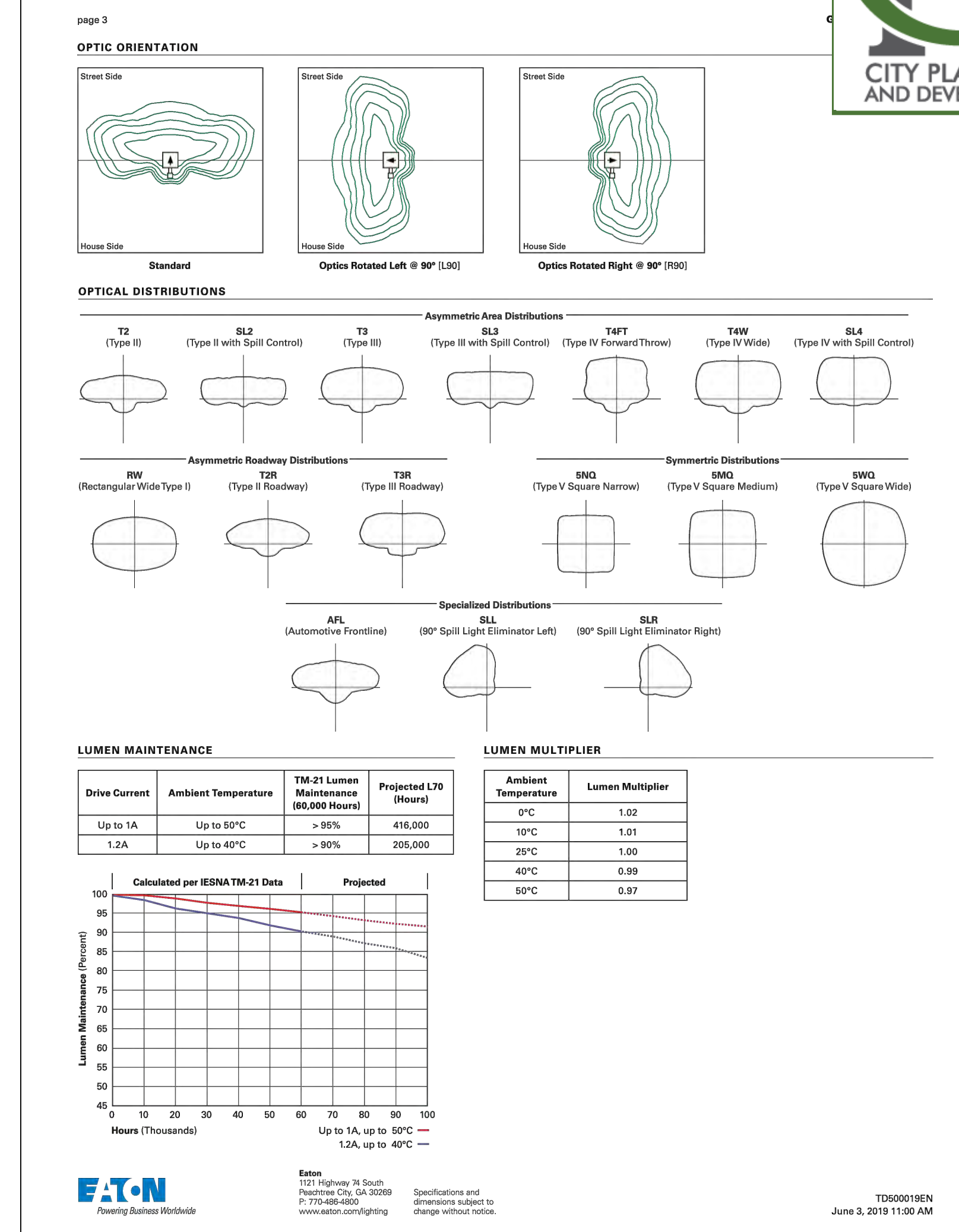
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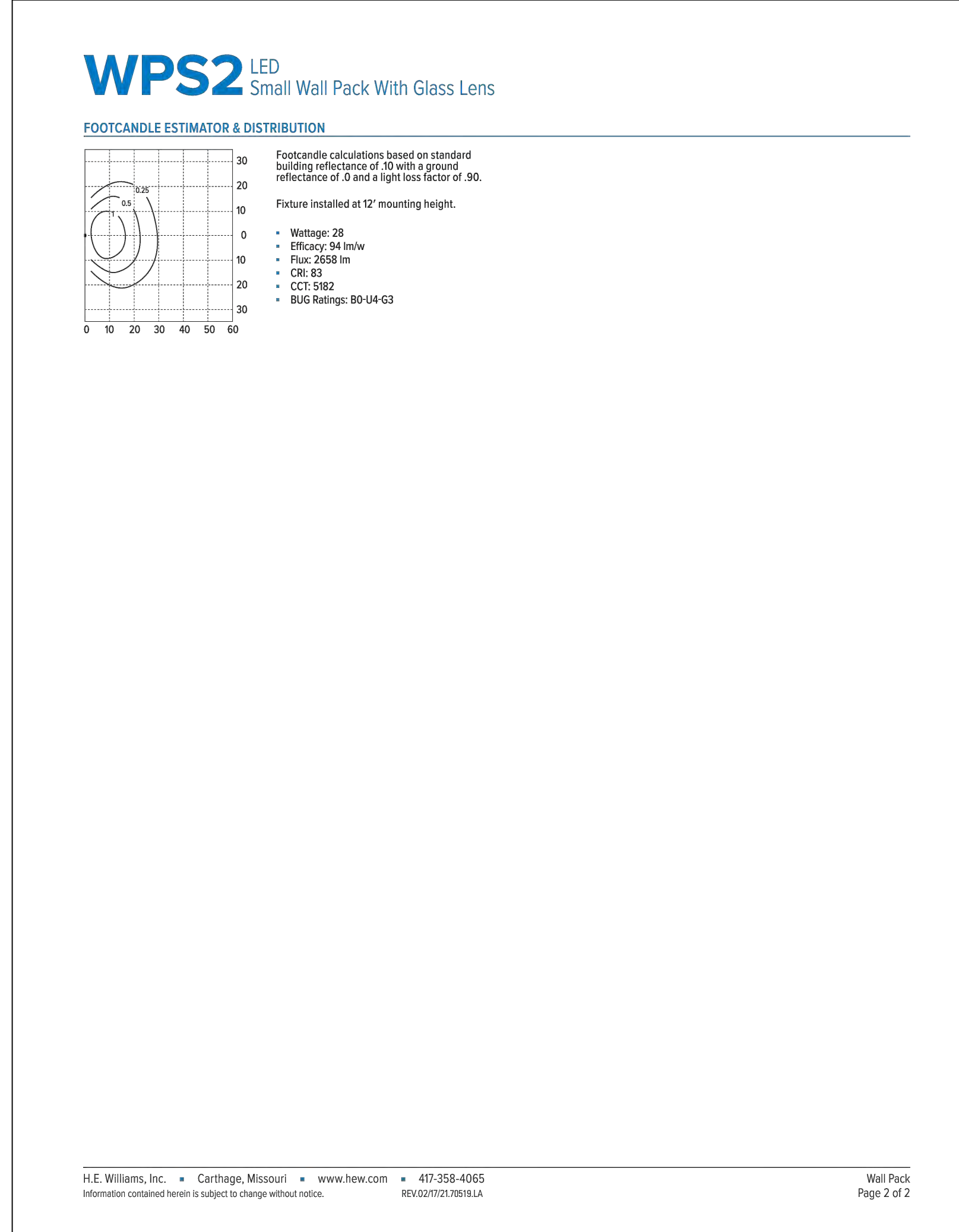


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 MISSOURI CERTIFICATE OF AUTHORITY #0002239

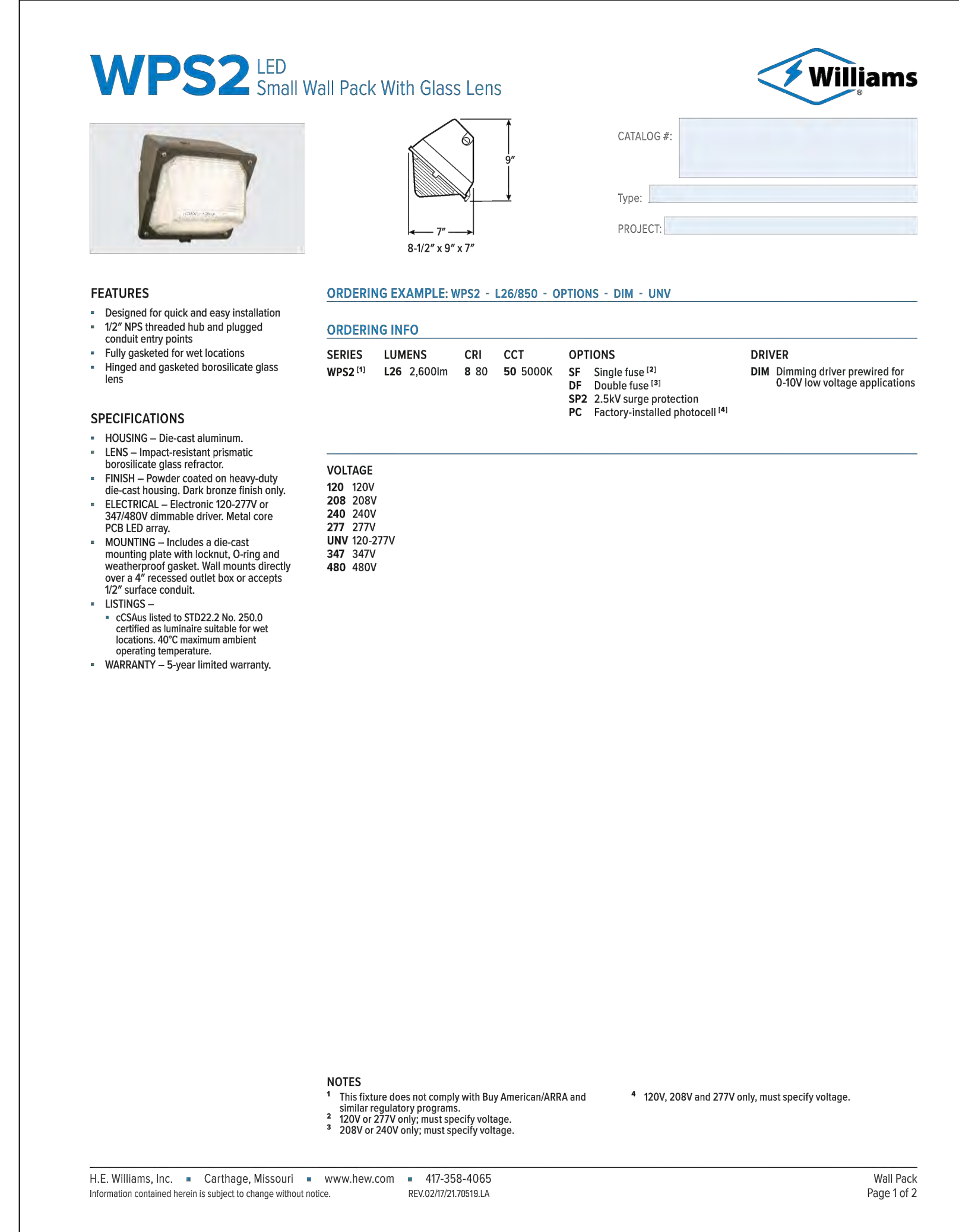
1" = 30'-0"



FIXTURE-TYPE - A  
 CATALOG NO.: GLEON-AF-06-LED-E1-T4FT



FIXTURE-TYPE - B  
 CATALOG NO.: WPS2-L26-850



FIXTURE-TYPE - B  
 CATALOG NO.: WPS2-L26-850



LEIGH & OKANE  
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 T 816-421-3222

MEP ENGINEER:  
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CIVIL ENGINEER:  
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 KANSAS CITY, MO 64133  
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 T 816-531-8303

**DEVELOPER:**  
 KC MASS SERVICES & WISE OWL VENTURES, LLC  
 1221 W 103RD ST. #197  
 KANSAS CITY, MO 64114  
 CONTACT: MARK IRVIN  
 PHONE: 816-786-5163  
 EMAIL: MARKIRVIN@KCMASS.NET

**PREPARED AND SUBMITTED BY:**  
 SE3, LLC  
 8401 E M 350 HIGHWAY  
 KANSAS CITY, MO 64133

JAMES CHERNEY, PE  
 MISSOURI PE: 2001004573

**DESCRIPTION PER TITLE COMMITMENT:**

BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 89° 43' 15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, 830.01 FEET TO THE WEST RIGHT-OF-WAY OF HIGHWAY #1 (PRATHER ROAD); THENCE SOUTH 9° 43' 07" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #1, A DISTANCE OF 470.85 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A NORMAL, SAID CURVE HAVING A RADIUS OF 720.00 FEET, A DISTANCE OF 615.93 FEET; THENCE SOUTH 50° 42' 15" WEST, 389.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF PASSED (U.S. ROUTE #69); THENCE NORTH 0° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 28.16 FEET; THENCE NORTH 9° 51' 51" EAST ALONG SAID RIGHT-OF-WAY LINE 304.14 FEET; THENCE NORTH 21° 23' 58" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 323.11 FEET; THENCE NORTH 0° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 240.10 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89° 42' 03" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, 192.13 FEET TO THE POINT OF BEGINNING, EXCEPTING A TRACT IN THE NORTHEAST CORNER DEDICATED AS EUCLID AVENUE ON PLAT OF FARVIEW.

BUILDING UNITS:	PHASE	APPROXIMATE COMMENCEMENT	APPROXIMATE COMPLETION
BLDG A - 1 STORY OFFICE / COMMUNITY FLEX	PHASE 1	APRIL 2023	APRIL 2024
BLDG B - 1.5 STORY MULTIFAMILY 12 TOTAL DWELLINGS 90 PARKING STALLS 4 ACCESSIBLE STALLS	PHASE 1	APRIL 2023	APRIL 2024
BLDG C - 2 STORY MULTIFAMILY 4 DWELLINGS/FLOOR 8 DWELLINGS TOTAL	PHASE 1	APRIL 2023	APRIL 2024
BLDG D THRU I - 2 STORY MULTIFAMILY 2 DWELLINGS / FLOOR 4 DWELLINGS / BLDG 24 DWELLINGS TOTAL 28 PARKING STALLS 6 ACCESSIBLE STALLS (3 VAN) 19,500 SF PARKING AREA	PHASE 2	APRIL 2026	APRIL 2027

TRACTS:	PHASE	APPROXIMATE COMMENCEMENT	APPROXIMATE COMPLETION
TRACT A PRIVATE OPEN SPACE PLAYGROUND, PICNIC AREA AND OUTDOOR CLASSROOM 11,000 SF	PHASE 1	APRIL 2023	APRIL 2024
TRACT B PRIVATE OPEN SPACE COMMUNITY GARDEN 6,000 SF	PHASE 1	APRIL 2023	APRIL 2024
TRACT C PRIVATE OPEN SPACE FLEX ATHLETIC FIELD 7,000 SF	PHASE 1	APRIL 2023	APRIL 2024

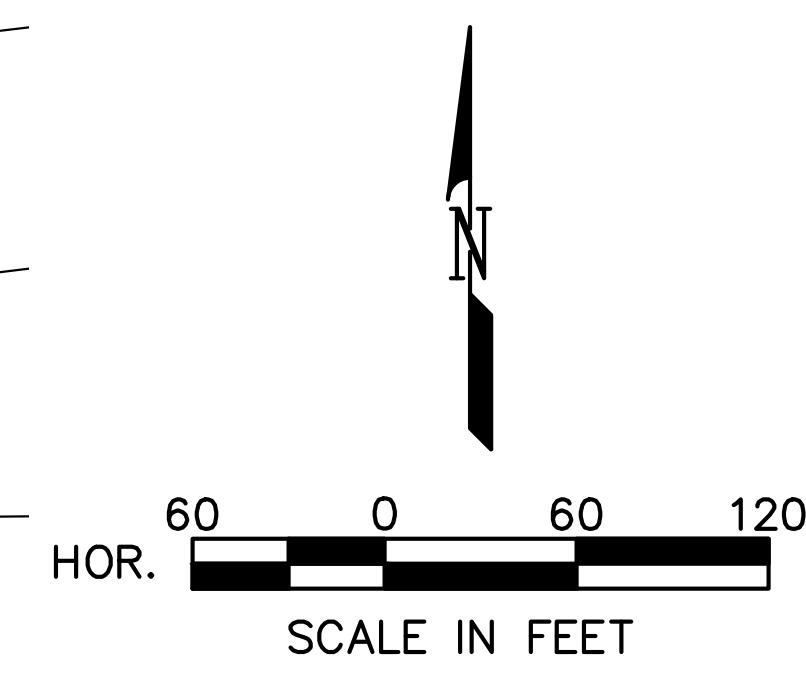
**DEVELOPMENT PLAN AND PRELIMINARY PLAT**  
**RIVER FOREST VILLAGE**  
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 Kansas City, MO 64116

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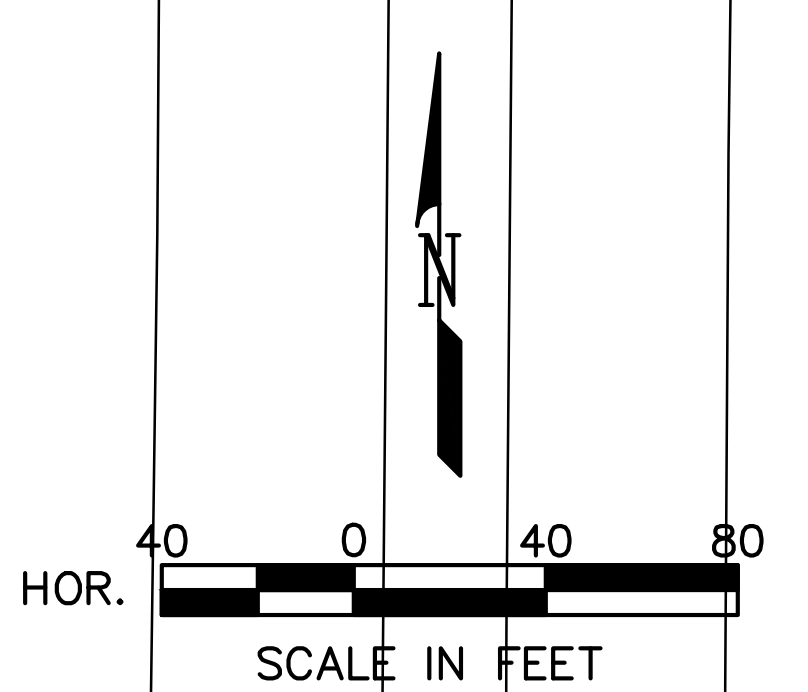
RELEASE SCHEDULE	NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL		10/17/2022

**PRELIMINARY PLAT**  
**C 001**  
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1. EXISTING WATER SERVICE TO REMAIN
2. EXISTING WATER MAIN (DIAMETER UNKNOWN)
3. EXISTING 6" CIP
4. EXISTING 12" CIP
5. EXISTING 12" DIP
6. EXISTING 36" PCOP
7. PUBLIC EXTENSION CONNECT TO EXISTING 12" STUB WITH 12"x8" TEE
8. PROPOSED PRIVATE FULL FLOW FIRE METER
9. PROPOSED PRIVATE BACKFLOW PREVENTER & PIT
10. PROPOSED PRIVATE 8" DIP WATER MAIN
11. EXISTING PUBLIC FIRE HYDRANT
12. PROPOSED PUBLIC KC-1 SPEC HYDRANT ASSEMBLY
13. PROPOSED PRIVATE KC-1 SPEC HYDRANT ASSEMBLY
14. EXISTING SANITARY SEWER CLEANOUT TO REMAIN
15. PROPOSED PRIVATE 8" PVC SANITARY SEWER
16. PROPOSED PRIVATE SANITARY CLEANOUT
17. CONNECT UPSTREAM OF MH N023-28 (LOCATION ESTIMATED)
18. PROPOSED PRIVATE 24" RCP STORM SEWER
19. PROPOSED 5'x3' CURB INLET
20. EXISTING CURB CUT (1 EA)
21. EXISTING CURB CUT (3 EA)
22. EXISTING CURB CUT (4 EA)
23. PROPOSED BIOSWALE (LOCATION AND SIZE TO BE FINALIZED DURING DESIGN)
24. PROPOSED FIBER/TELEPHONE
25. EXISTING GAS SERVICE TO REMAIN
26. EXISTING OVERHEAD ELECTRIC SERVICE TO REMAIN
27. PROPOSED ELECTRIC
28. CONNECT TO EXISTING ELECTRIC (LOCATION ESTIMATED)
29. PROPOSED ELECTRIC TRANSFORMER
30. PROPOSED 15' ELECTRIC EASEMENT
31. EXISTING OVERHEAD POWER
32. CONNECT TO EXISTING FIBER/TELEPHONE



ACCESS (SEE NOTE 9)

**DEVELOPMENT PLAN AND PRELIMINARY PLAT**

**RIVER FOREST VILLAGE**

3500 N Prather Rd.  
Kansas City, MO 64116

**DRAW**

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RELEASE SCHEDULE	NO.	RELEASE	DATE
1	RELEASE	08/29/2022	
2	DEVELOPMENT PLAN SUBMITTAL	10/11/2022	
3	DEVELOPMENT PLAN RESUBMITTAL		

RELEASE SCHEDULE	NO.	RELEASE	DATE
1	RELEASE	08/29/2022	
2	DEVELOPMENT PLAN SUBMITTAL	10/11/2022	
3	DEVELOPMENT PLAN RESUBMITTAL		

**UTILITY PLAN**

**C 002**

NOT FOR CONSTRUCTION

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**LEIGH & OKANE**  
 250 NE MULBERRY ST. #201  
 LEES SUMMIT, MO 64086  
 T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
 12750 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

CIVIL ENGINEER:  
**SE3, LLC.**  
 8401 EM 350 HWY  
 KANSAS CITY, MO 64133  
 T 816-272-5545

LANDSCAPE ARCHITECT:  
**DRAW ARCHITECTURE**  
**+ URBAN DESIGN LLC**  
 214 W 21st ST, SUITE 200  
 KANSAS CITY, MO 64108  
 T 816-531-8303

**DEVELOPMENT PLAN AND PRELIMINARY PLAT**  
**RIVER FOREST VILLAGE**  
 3500 N Prairier Rd  
 Kansas City, MO 64116

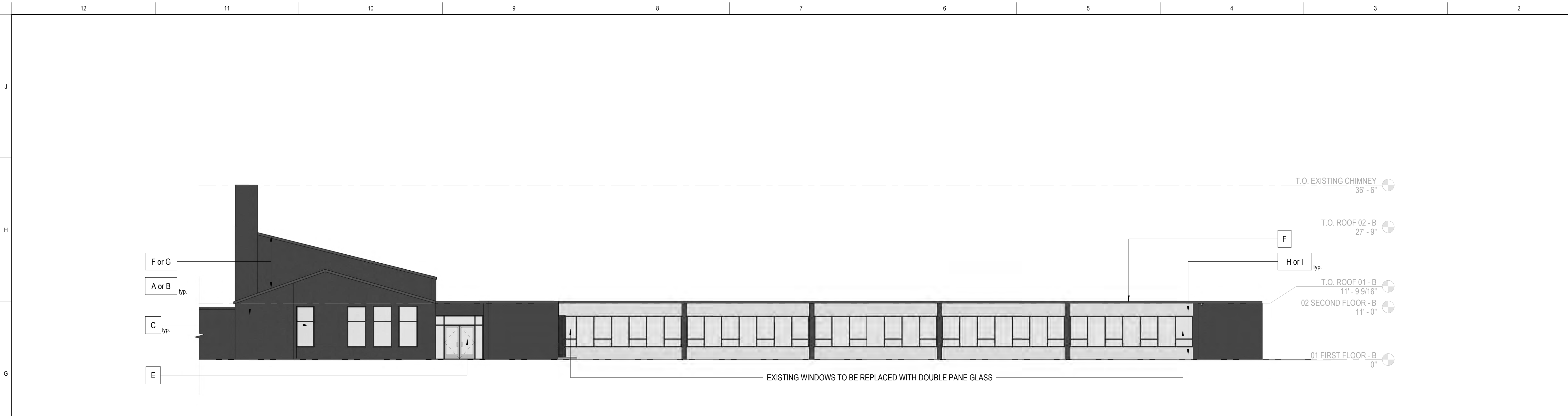
**DRAW**  
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 PHONE: 816.531.8303  
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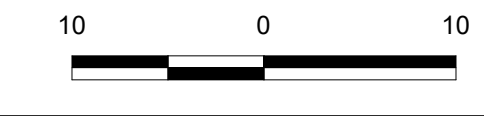
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DONOR/DRAWING		NO. 020501203	
NO.	RELEASE	DATE	
1	DEVELOPMENT PLAN SUBMITTAL	09/12/2022	
2	DEVELOPMENT PLAN RESUBMITTAL	10/17/2022	

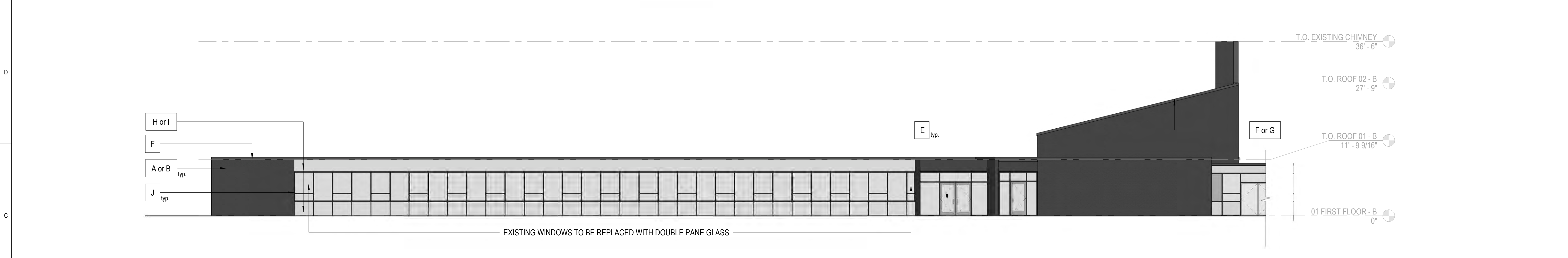
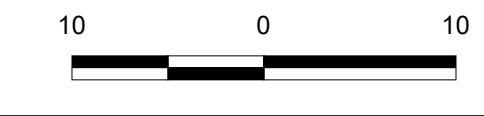
**BUILDING ELEVATIONS (CONCEPT)**  
**A-200**  
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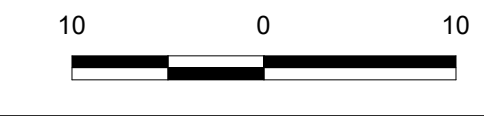
**G12 BUILDING B NORTHWEST ELEVATION - CPC**  
 1" = 10'-0"



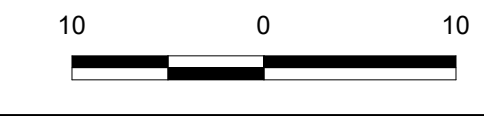
**E12 BUILDING B NORTHEAST ELEVATION**  
 1" = 10'-0"



**C12 BUILDING B SOUTHEAST ELEVATION - CPC**  
 1" = 10'-0"



**A12 BUILDING B SOUTHWEST ELEVATION**  
 1" = 10'-0"





**LEIGH & OKANE**  
 250 NE MULBERRY ST. #201  
 LEES SUMMIT, MO 64086  
 T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
 12750 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

CIVIL ENGINEER:  
**SE3, LLC.**  
 8401 EM 350 HWY  
 KANSAS CITY, MO 64133  
 T 816-272-5545

LANDSCAPE ARCHITECT:  
**DRAW ARCHITECTURE  
 + URBAN DESIGN LLC**  
 214 W 21st ST, SUITE 200  
 KANSAS CITY, MO 64108  
 T 816-531-8303

DEVELOPMENT PLAN AND PRELIMINARY PLAT  
**RIVER FOREST VILLAGE**  
 3500 N Prairier Rd.  
 Kansas City, MO 64116

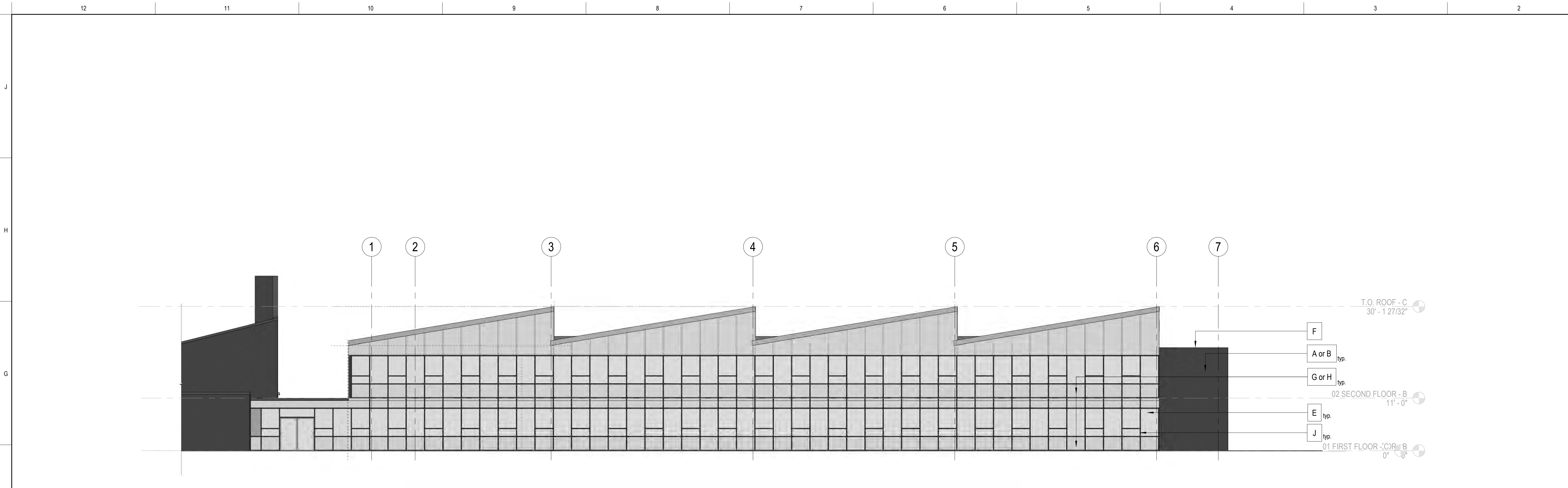
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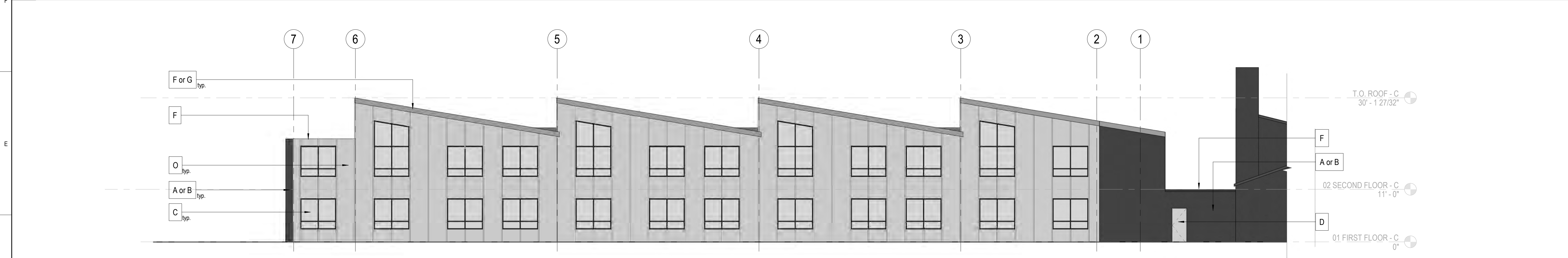
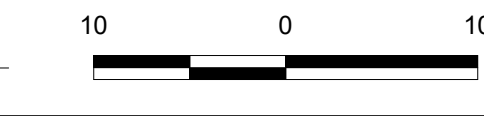
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NO. 1	RELEASE	DATE 09/12/2022
NO. 2	DEVELOPMENT PLAN SUBMITTAL	DATE 10/17/2022
NO. 3	DEVELOPMENT PLAN RESUBMITTAL	DATE

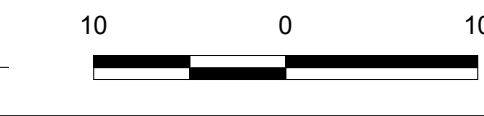
**BUILDING ELEVATIONS (CONCEPT)**  
**A-201**  
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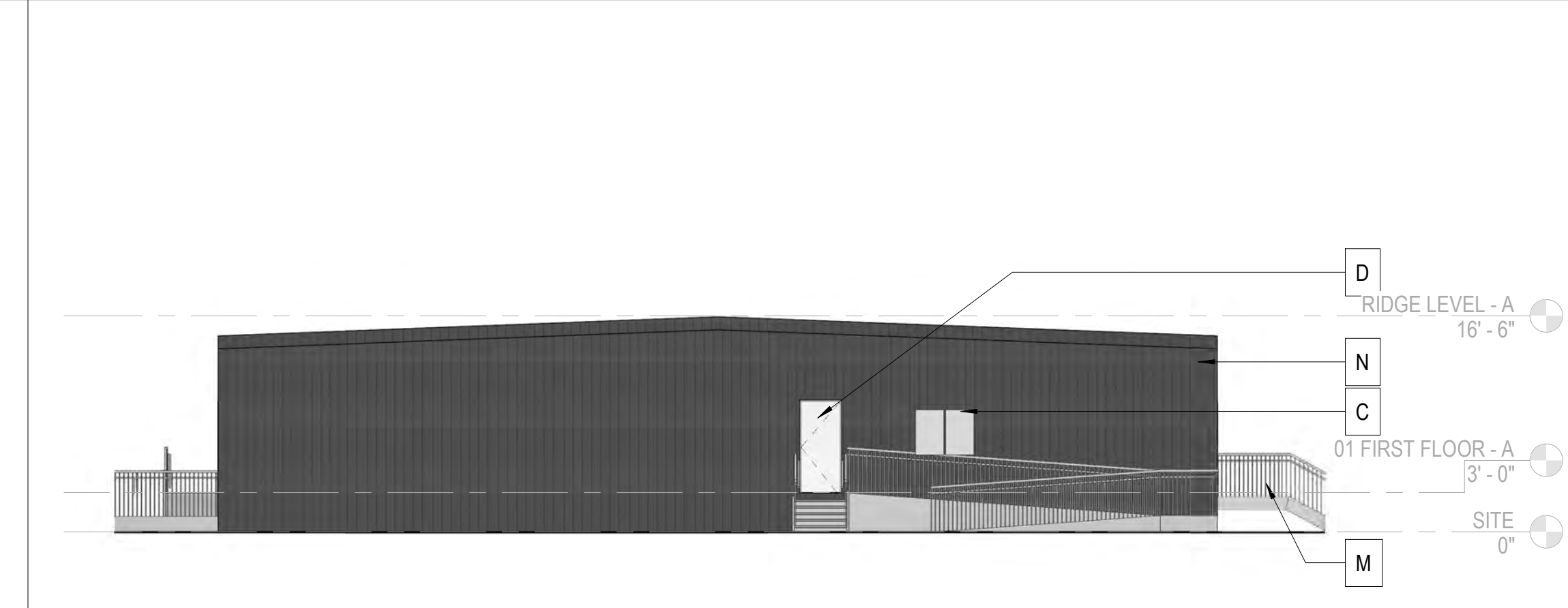
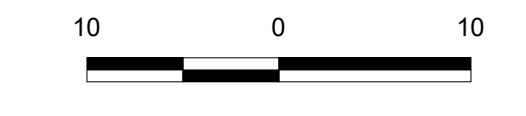
**F12 BUILDING C SOUTHEAST ELEVATION - CPC**  
 1" = 10'-0"



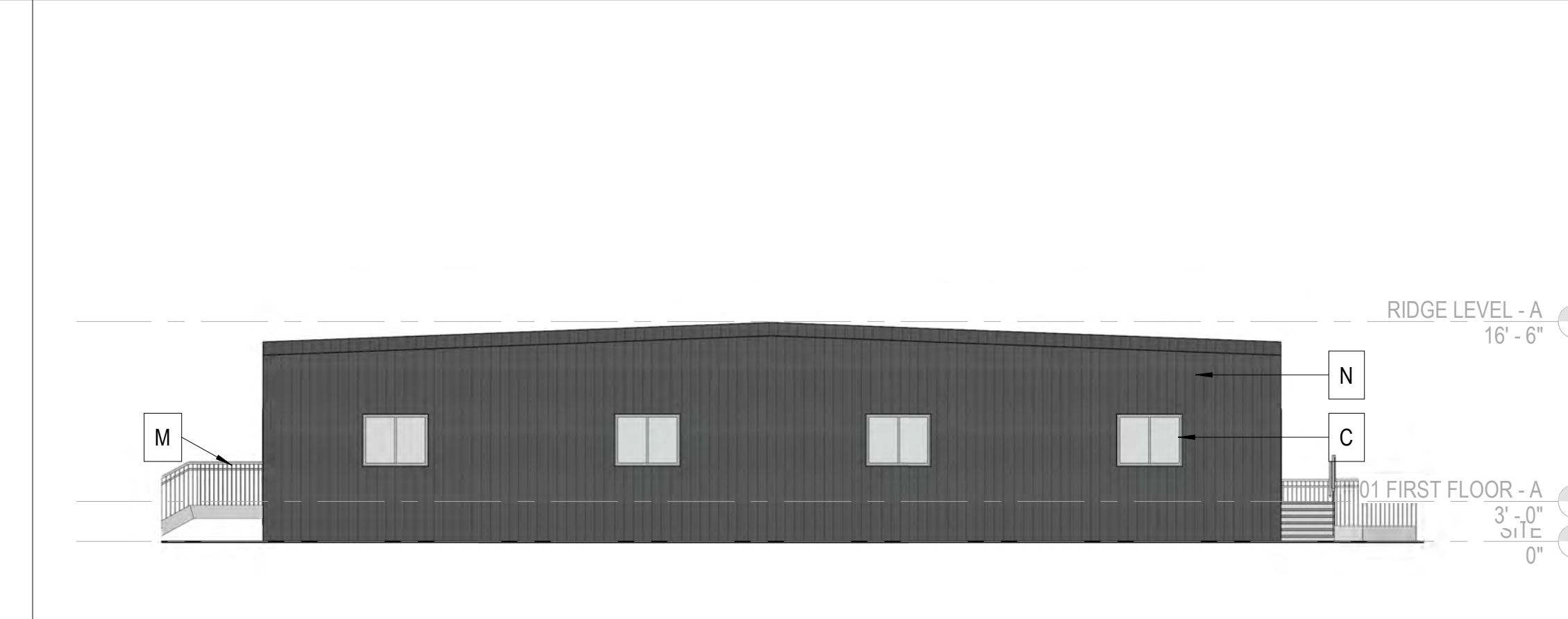
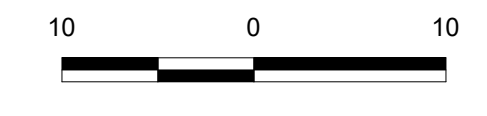
**D12 BUILDING C NORTHWEST ELEVATION - CPC**  
 1" = 10'-0"



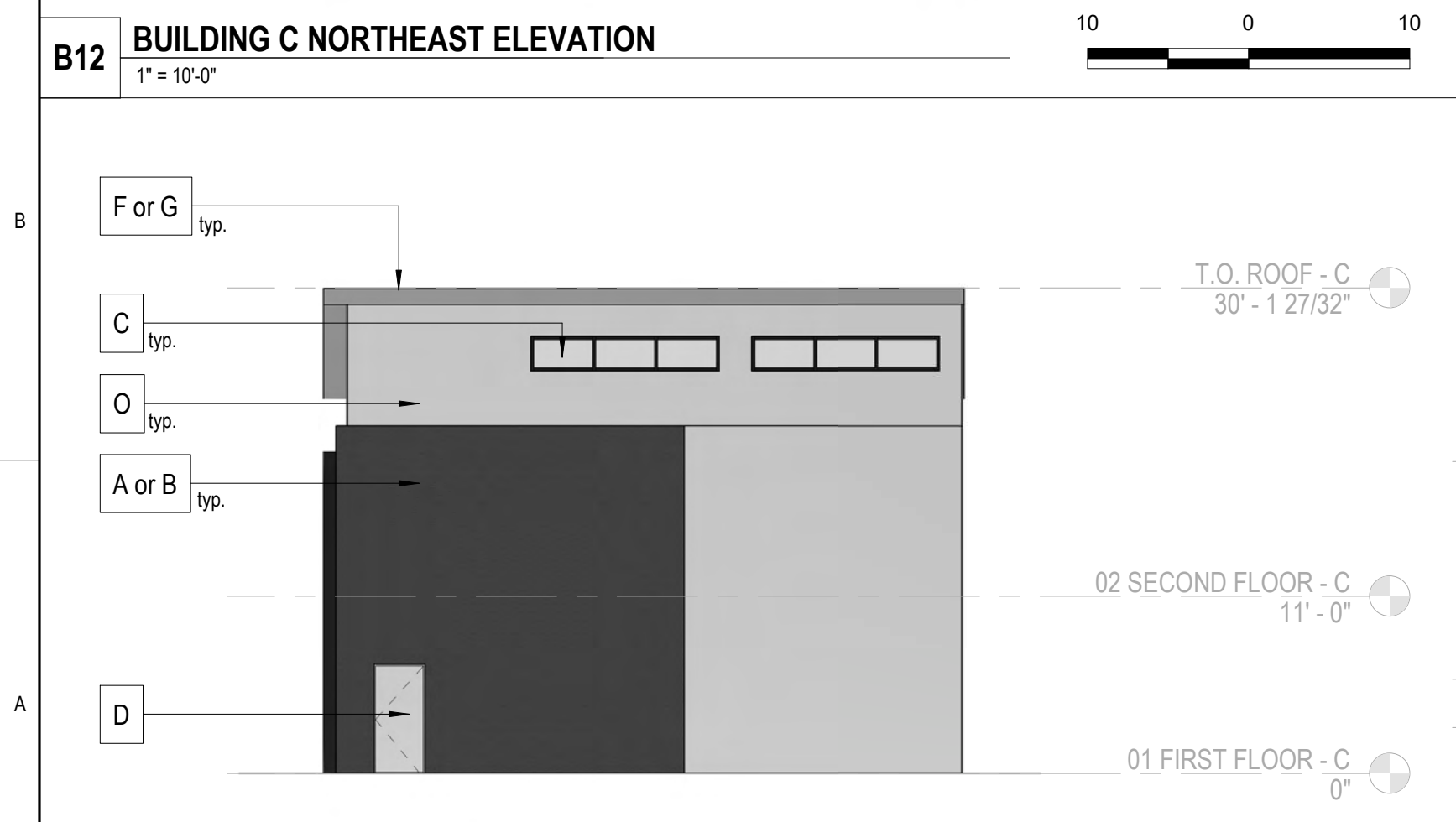
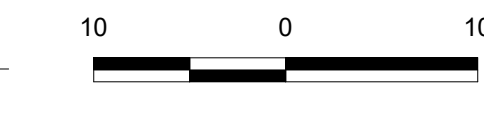
**B12 BUILDING C NORTHEAST ELEVATION**  
 1" = 10'-0"



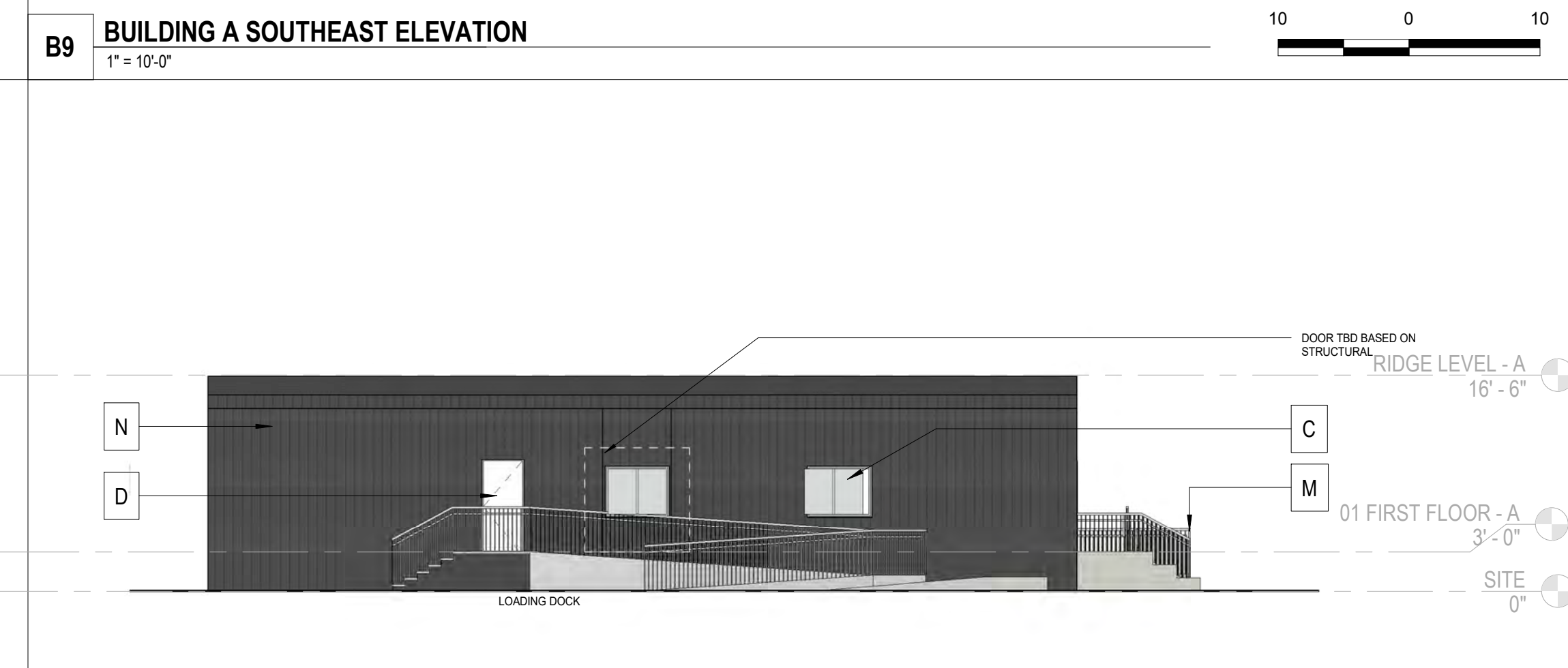
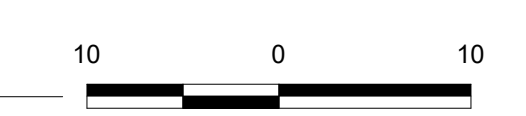
**B9 BUILDING A SOUTHEAST ELEVATION**  
 1" = 10'-0"



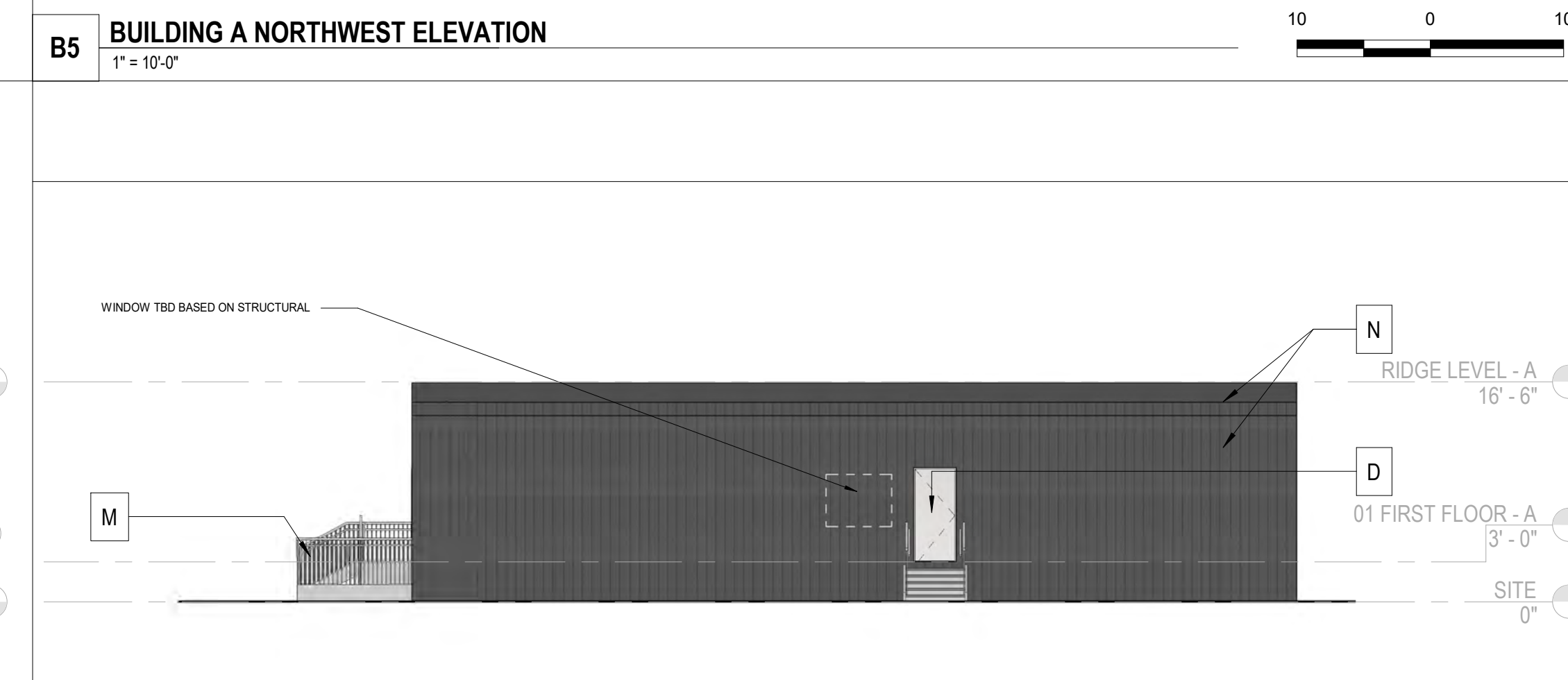
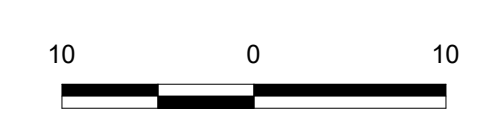
**B5 BUILDING A NORTHWEST ELEVATION**  
 1" = 10'-0"



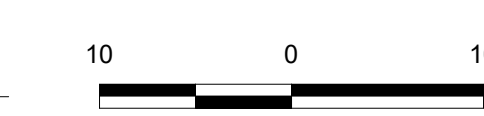
**A12 BUILDING C SOUTHWEST ELEVATION**  
 1" = 10'-0"



**A9 BUILDING A SOUTHWEST ELEVATION**  
 1" = 10'-0"



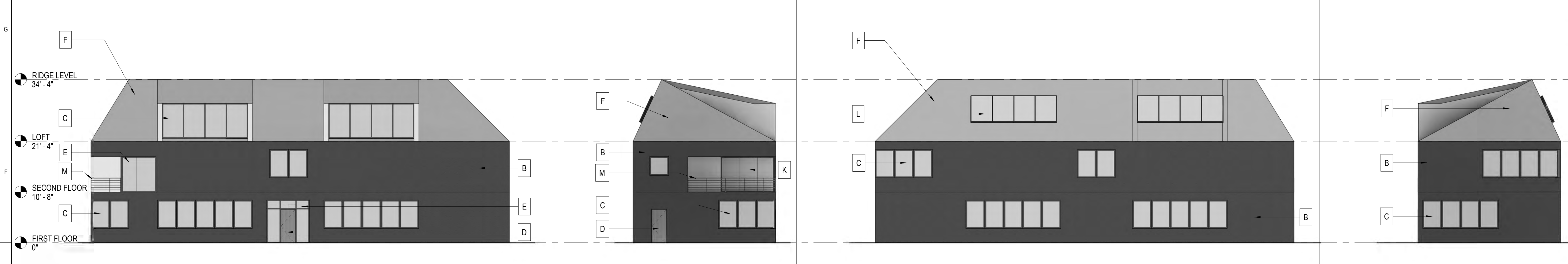
**A5 BUILDING A NORTHEAST ELEVATION**  
 1" = 10'-0"







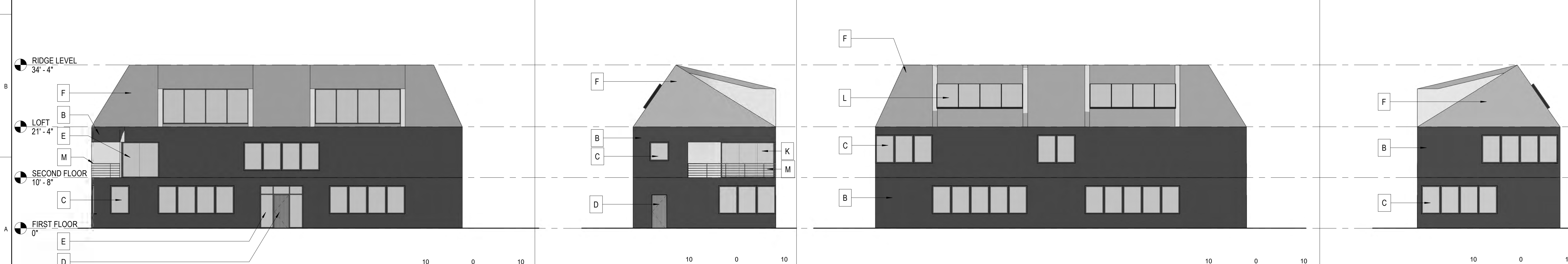
**G12 BUILDING D - NORTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**G9 BUILDING D - SOUTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**G7 BUILDING D - SOUTHEAST ELEVATION** 1" = 10'-0" RE: 1A101  
**G3 BUILDING D - NORTHEAST ELEVATION** 1" = 10'-0" RE: 1A101



**E12 BUILDING E - SOUTHEAST ELEVATION** 1" = 10'-0" RE: 1A101  
**E9 BUILDING E - SOUTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**E7 BUILDING E - NORTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**E3 BUILDING E - NORTHEAST ELEVATION** 1" = 10'-0" RE: 1A101



**C12 BUILDING F - SOUTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**C9 BUILDING F - NORTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**C7 BUILDING F - NORTHEAST ELEVATION** 1" = 10'-0" RE: 1A101  
**C3 BUILDING F - SOUTHEAST ELEVATION** 1" = 10'-0" RE: 1A101



**A12 BUILDING G - SOUTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**A9 BUILDING G - NORTHWEST ELEVATION** 1" = 10'-0" RE: 1A101  
**A7 BUILDING G - NORTHEAST ELEVATION** 1" = 10'-0" RE: 1A101  
**A3 BUILDING G - SOUTHEAST ELEVATION** 1" = 10'-0" RE: 1A101

- D - DOOR
- E - STOREFRONT
- F - TPO
- G - STANDING SEAM METAL ROOF
- H - SPANDREL PANEL
- I - SPANDREL PANEL
- J - PERFORATED/SLATED FINIS
- K - SLIDING DOOR
- L - SKYLIGHT
- M - RAILING
- N - PAINTED EXISTING CORRUGATED METAL
- O - VERTICAL HARDIE BOARD SIDING

**LEIGH & OKANE**  
 250 NE MULBERRY ST. #201  
 LEES SUMMIT, MO 64086  
 T 816-421-3222

MEP ENGINEERS  
**CUSTOM ENGINEERING**  
 12769 E US HWY 40  
 INDEPENDENCE, MO 64055  
 T 816-350-1475

CIVIL ENGINEER  
**SE3, LLC**  
 8401 EM 350 HWY  
 KANSAS CITY, MO 64133  
 T 816-272-5545

LANDSCAPE ARCHITECT  
**DRAW ARCHITECTURE + URBAN DESIGN LLC**  
 214 W 21st ST, SUITE 200  
 KANSAS CITY, MO 64108  
 T 816-531-8303

DEVELOPMENT PLAN AND PRELIMINARY PLAT  
**RIVER FOREST VILLAGE**  
 3500 N Prather Rd  
 Kansas City, MO 64116

**DRAW**  
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DOMINIQUE DAVIDSON MO #209581201

RELEASE SCHEDULE	DATE
1 RELEASE	09/15/2022
2 DEVELOPMENT PLAN SUBMITTAL	09/15/2022
3 DEVELOPMENT PLAN RESUBMITTAL	09/15/2022



D - DOOR	LEIGH & OKANE 250 NE MULBERRY ST. #201 LEES SUMMIT, MO 64086 T 816-421-3222
E - STOREFRONT	MEP ENGINEERS <b>CUSTOM ENGINEERING</b> 12769 E US HWY 40 INDEPENDENCE, MO 64055 T 816-350-1475
F - TPO	CIVIL ENGINEER <b>SE3, LLC</b> 8401 EM 350 HWY KANSAS CITY, MO 64133 T 816-272-5545
G - STANDING SEAM METAL ROOF	LANDSCAPE ARCHITECT <b>DRAW ARCHITECTURE</b> + <b>URBAN DESIGN LLC</b> 214 W 21ST ST. SUITE 200 KANSAS CITY, MO 64108 T 816-531-8303
H - SPANDREL PANEL	
I - SPANDREL PANEL	
J - PERFORATED/SLATED FINS	
K - SLIDING DOOR	
L - SKYLIGHT	
M - RAILING	
N - PAINTED EXISTING CORRUGATED METAL	
O - VERTICAL HARDIE BOARD SIDING	

DEVELOPMENT PLAN AND PRELIMINARY PLAT  
**RIVER FOREST VILLAGE**  
 3500 N Prairier Rd  
 Kansas City, MO 64116

**DRAW**  
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DOMINIQUE DAVIDSON		MO 820901201
RELEASE SCHEDULE	DATE	
1 DEVELOPMENT PLAN SUBMITTAL	09/15/2022	
2 DEVELOPMENT PLAN RESUBMITTAL	09/15/2022	

BUILDING ELEVATIONS (CONCEPT)  
**A-203**  
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# BIRDS EYE VIEW





# VIEW FROM PRATHER ROAD AT ENTRANCE





# VIEW FROM PRATHER ROAD APPROACH FROM SOUTH

