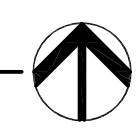


# HOHL FARM DEVELOPMENT PLAN

ARCHITECTURAL SITE PLAN  
1" = 60'-0"



**PROJECT TEAM:**

**ARCHITECT:**  
NSPJ ARCHITECTS, P.A.  
9415 NALL AVE., SUITE 300  
PRAIRIE VILLAGE, KS 66207  
TEL: (913)-831-1415  
FAX: (913)-831-1563  
CONTACT: TIM HOMBURG, AIA  
EMAIL: THOMBURG@NSPJARCH.COM

**LANDSCAPE ARCHITECT:**  
NSPJ ARCHITECTS, P.A.  
9415 NALL AVE., SUITE 300  
PRAIRIE VILLAGE, KS 66207  
TEL: (913)-831-1415  
FAX: (913)-831-1563  
CONTACT: KATIE MARTINOVIC, RLA  
EMAIL: KMAYER@NSPJARCH.COM

**CIVIL ENGINEER**  
JASON BASEL  
11827 W. 112TH ST., SUITE 200  
OVERLAND PARK, KS 66210  
TEL: (913)-317-9390  
FAX: (913)-317-9385  
CONTACT: JASON BASEL  
EMAIL: JBASEL@MKECC.COM

**CODE/AHJ:**

**APPLICABLE CODES:**  
ALL CONSTRUCTION SHALL COMPLY WITH THE [2018] EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.

**AUTHORITY HAVING JURISDICTION:**  
KANSAS CITY, MISSOURI

**SHEET INDEX:**

- 01-DRAWINGS**  
1 COVER SHEET & SITE PLAN  
12 FRONT & LEFT ELEVATIONS  
13 REAR & RIGHT ELEVATIONS
- 03-CIVIL**  
1 CG101 GRADING PLAN  
12 CG102 UTILITY PLAN
- 04-LANDSCAPE**  
SP1.00 LANDSCAPE SITE PLAN

**PROJECT AREAS:**

- LOWER LEVEL **1,560 SF**  
FIRST FLOOR **3,993 SF**  
**APPROX. FINISHED AREA: 5,153 SF**
- LOWER LEVEL UNFINISHED **3,487 SF**  
GARAGE **1,664 SF**  
TERRACE **585 SF**  
**APPROX. UNFINISHED AREA: 5,736 SF**

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-80	R-80		
GROSS LAND AREA				
IN SQUARE FEET	1,198,566	1,198,566		
IN ACRES	27.51	27.51		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	N/A	N/A		
IN ACRES	N/A	N/A		
BUILDING AREA (SQ. FT.)	3,900	18,373		
FLOOR AREA RATIO	0.0003	0.02		
RESIDENTIAL USE INFORMATION				
DETACHED HOUSE	1	1		
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TOWNHOUSE				
TWO UNIT HOUSE				
COLONNADE				
MULTIPLEX				
MULTI-UNIT BUILDING				
TOTAL LOTS				
RESIDENTIAL	1	1		
PUBLIC/CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

88-425 OTHER SITE STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	N/A
88-415 Stream Buffer	None on Site
88-430 Outdoor Lighting	Screened by Existing Trees
88-435 Outdoor Display, Storage and Work Areas	N/A
88-445 Signs	N/A
88-450 Pedestrian Standards	Existing Trails Shown

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	50'	50'		
FRONT SETBACK	40'	40'		
SIDE SETBACK	8'	8'		
SIDE SETBACK (ABUTTING STREET)	15'	15'		
HEIGHT	N/A	23'		

A NEW SITE PLAN FOR:  
**HOHL FARM**  
11611 BLUE RIVER RD  
KANSAS CITY, MO

DRAWING RELEASE LOG  
● 03.27.26 DEVELOPMENT PLAN

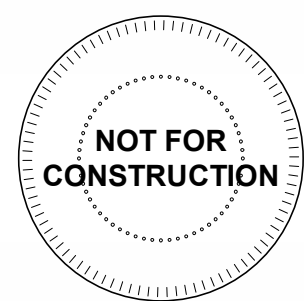
REVISIONS

**City Plan Commission**  
Approved Subject to Conditions  
of Case No. CD-CPC-2026-00042 on 05-20-2026

*Jason Gabriel*  
Jason Gabriel, FAICP  
Secretary of the City Plan Commission

JOB NO. 762824  
DATE 03.27.26  
DRAWN BY TWH/SLW/LFE  
DEVELOPMENT PLANS

SHEET NAME COVER SHEET & SITE PLAN  
SHEET NO. **1**

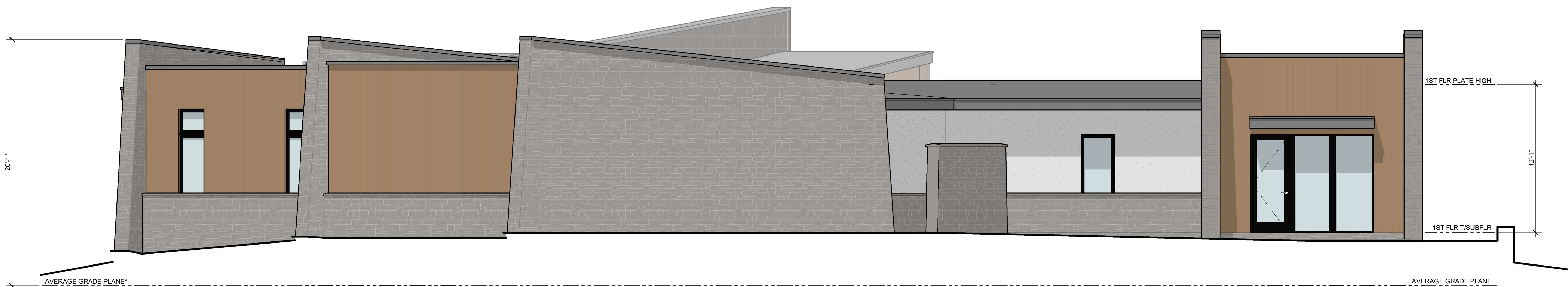


\*AVERAGE FINISHED GROUND LEVEL CALCULATED PER  
ZONING ORDINANCE 88-820-13



FRONT CONCEPT ELEVATION

1/4" = 1'-0"




LEFT CONCEPT ELEVATION

1/4" = 1'-0"

A NEW SINGLE FAMILY HOME:  
**HOHL FARM**  
11611 BLUE RIVER RD  
KANSAS CITY, MO

DRAWING RELEASE LOG  
03/27/2026 DEVELOPMENT PLAN





△ REVISIONS



**City Plan Commission**  
**Approved Subject to Conditions**  
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*Sara Copeland*  
Sara Copeland, FAICP  
Secretary of the City Plan Commission

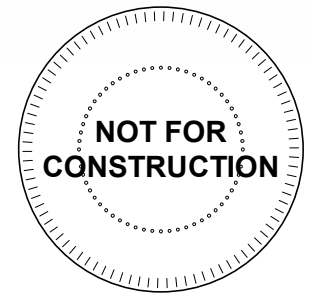
MATERIAL LEGEND

	WOOD-LOOK RAIN SCREEN		NATURAL STONE
	SLATE MASONRY		GENUINE STUCCO

JOB NO. 762824 DATE 03.26.26  
DRAWN BY TWH/LFE  
DEVELOPMENT PLANS

SHEET NAME  
FRONT & LEFT ELEVATIONS

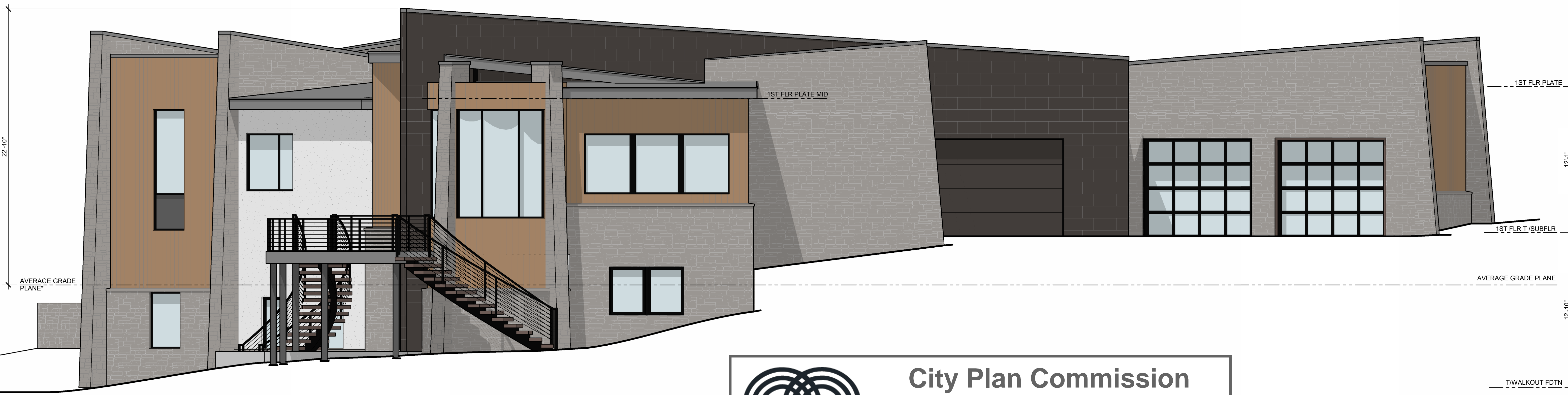
SHEET NO.  
**12**



\*AVERAGE FINISHED GROUND LEVEL CALCULATED PER  
ZONING ORDINANCE 88-820-13



REAR CONCEPT ELEVATION  
1/4" = 1'-0"



RIGHT CONCEPT ELEVATION  
1/4" = 1'-0"

A NEW SINGLE FAMILY HOME:  
**HOHL FARM**  
11611 BLUE RIVER RD  
KANSAS CITY, MO

DRAWING RELEASE LOG  
03/27/2026 DEVELOPMENT PLAN

REVISIONS



**City Plan Commission**  
**Approved Subject to Conditions**  
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*Sara Gabriel*  
Sara Gabriel, FAICP  
Secretary of the City Plan Commission


**MATERIAL LEGEND**

- WOOD-LOOK RAIN SCREEN
- NATURAL STONE
- SLATE MASONRY
- GENUINE STUCCO

JOB NO. 762824 DATE 03.26.26  
DRAWN BY TWH/LFE  
DEVELOPMENT PLANS

SHEET NAME  
REAR & RIGHT ELEVATIONS

SHEET NO.  
**13**



**City Plan Commission**  
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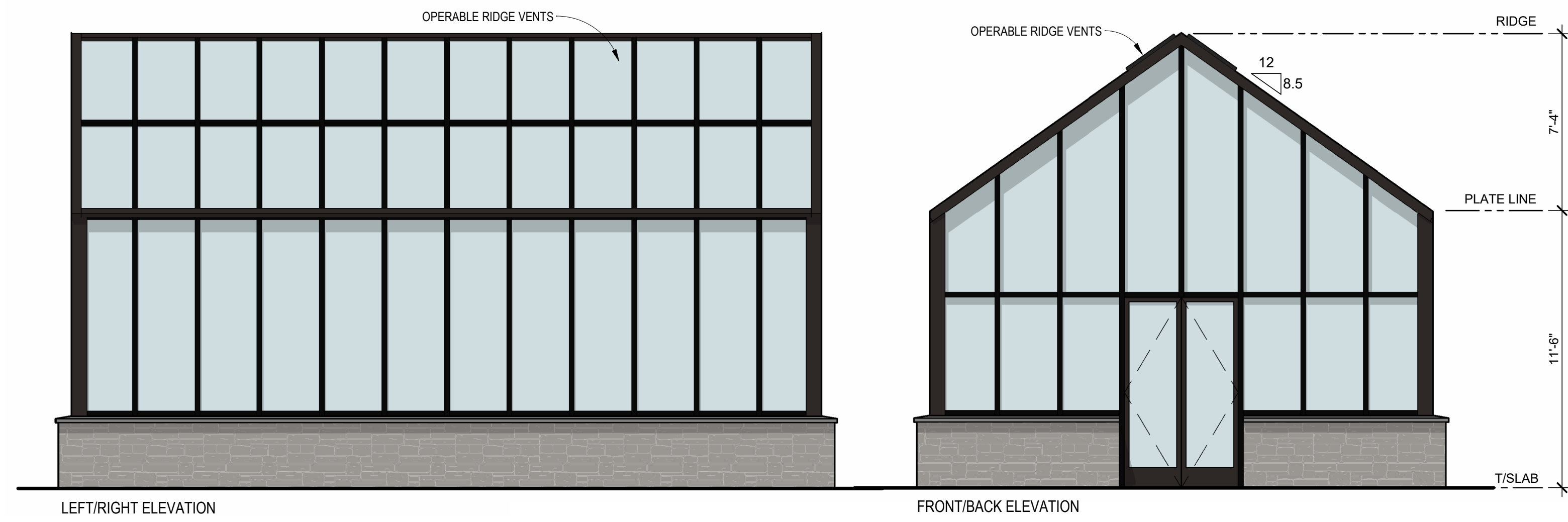
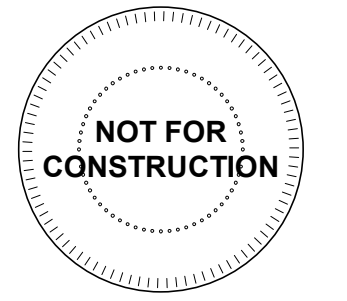
FUTURE ACCESSORY BUILDINGS CONSISTENT WITH SETBACK, HEIGHT, AND FOOTPRINT REQUIREMENTS FOR R-80 ZONING PER ZONING ORDINANCE 88-305-02

**nspj**  
 ARCHITECTS

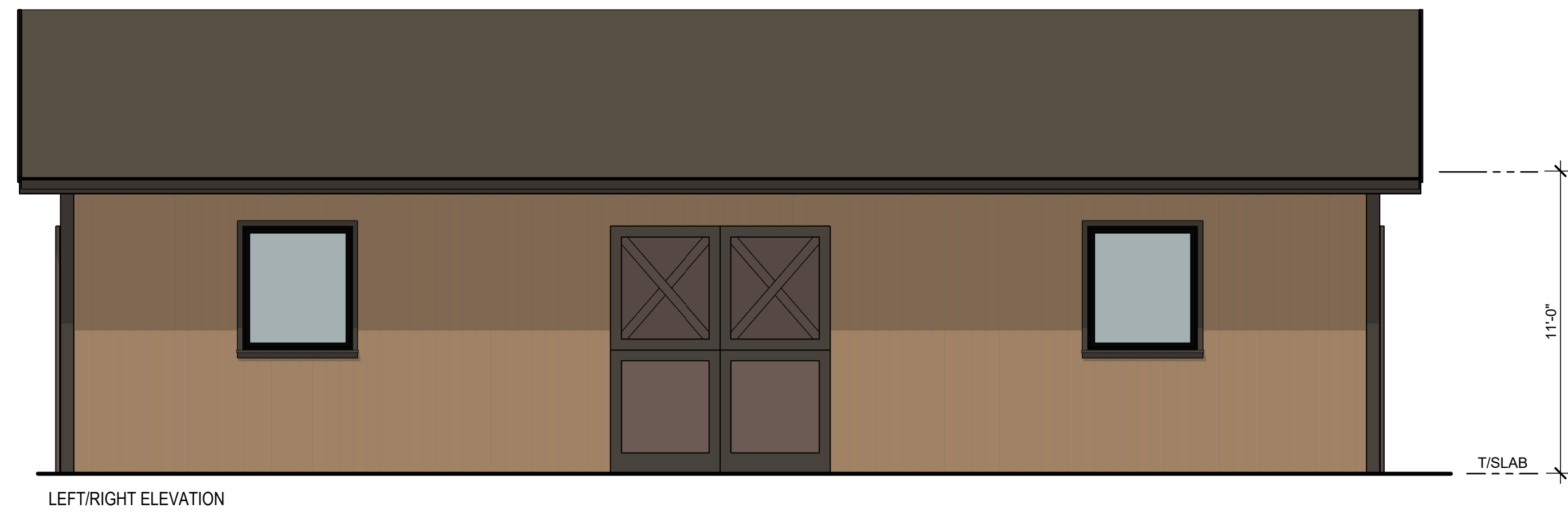
ARCHITECTURE  
 LANDSCAPE  
 ARCHITECTURE

P.913.831.1415  
 NSPJARCH.COM

9415 NALL AVE., #300  
 PRAIRIE VILLAGE,  
 KANSAS, 66207  
 © 2025



**FUTURE GREENHOUSE CONCEPT ELEVATIONS**  
1/4" = 1'-0"



**FUTURE ACCESSORY BARN CONCEPT ELEVATIONS**  
1/4" = 1'-0"

A NEW SINGLE FAMILY HOME:  
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 11611 BLUE RIVER RD  
 KANSAS CITY, MO

DRAWING RELEASE LOG  
 03/27/2026 DEVELOPMENT PLAN

REVISIONS  
 COMMENT RESPONSE 05.01.2026

**MATERIAL LEGEND**

- WOOD-LOOK RAIN SCREEN
- NATURAL STONE
- SLATE MASONRY
- GENUINE STUCCO

JOB NO. **762824** DATE **05.01.26**  
 DRAWN BY **TWH/LFE**  
 DEVELOPMENT PLANS

SHEET NAME  
**ACCESSORY ELEVATIONS**

SHEET NO. **14**



**nspj**  
ARCHITECTS  
ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE

11627 W. 112th Street, Suite 200  
Overland Park, KS 66210  
P 913.317.9390  
MKEC Project No. 2002010889  
Engineering No. 2001009344

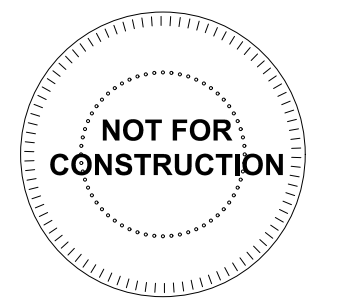
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NSPJARCH.COM

9415 NALL AVE., #300  
PRAIRIE VILLAGE,  
KANSAS, 66207



**NOTES:**

1. SEE SITE PLAN FOR OVERALL PROPERTY.
2. SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.



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DEVELOPMENT PLANS FOR:  
**HOHL FARM**  
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KANSAS CITY, MO

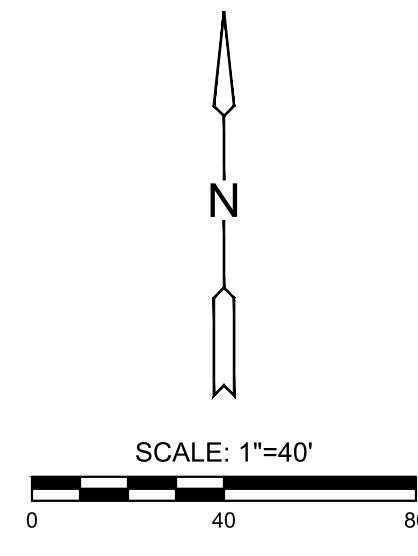
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05.27.26 DEVELOPMENT PLAN

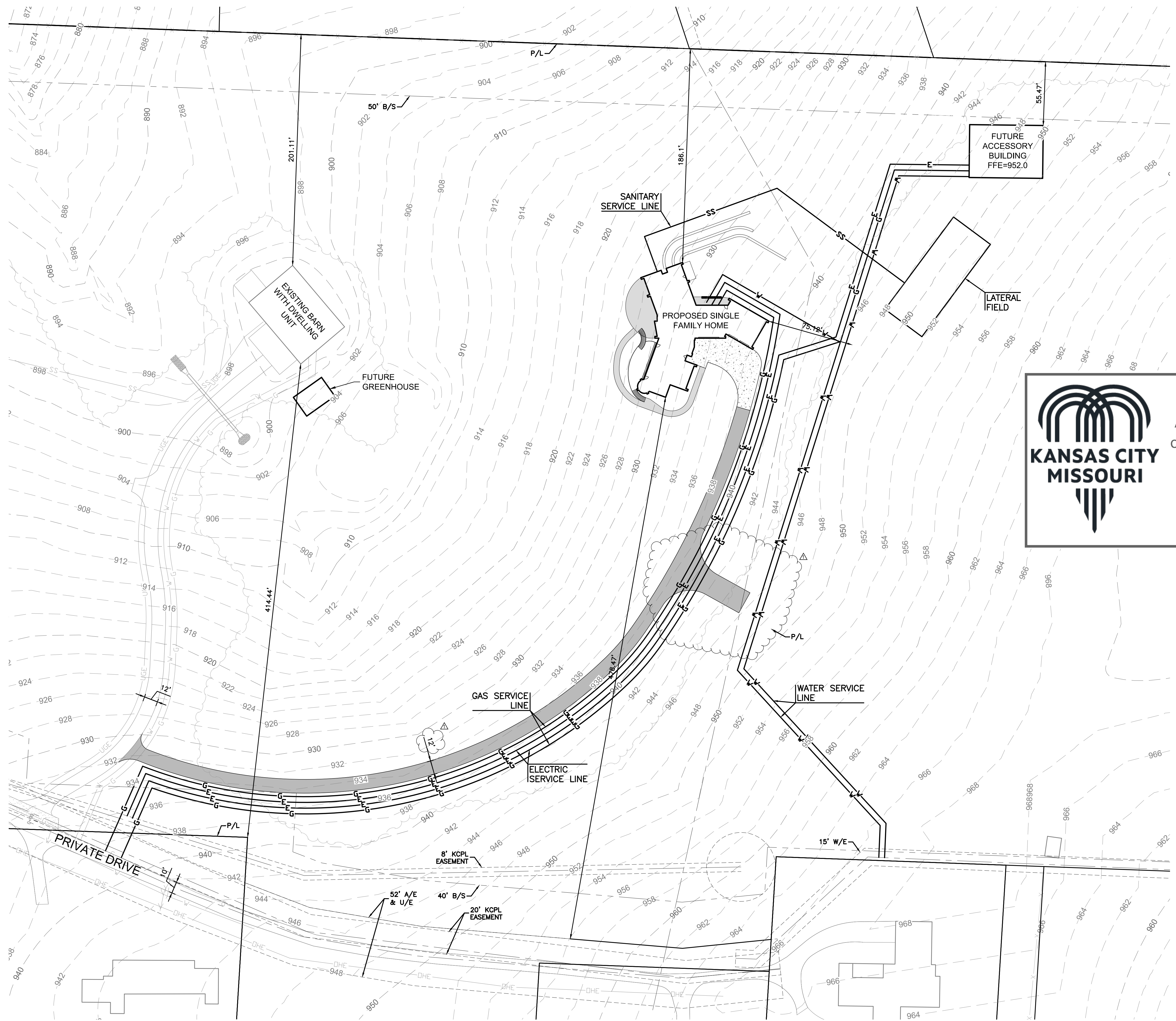
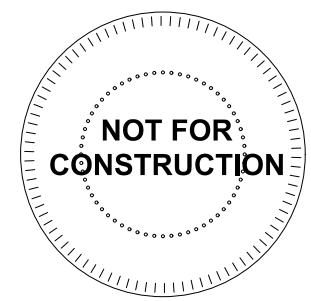
REVISIONS	DATE
COMMENT RESPONSE	05.01.2026

JOB NO. 762824 DATE 05.01.2026  
DRAWN BY JLB  
DEVELOPMENT PLANS

SHEET NAME GRADING PLAN

SHEET NO. CG101





**NOTES:**

1. SEE SITE PLAN FOR OVERALL PROPERTY.
2. SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.



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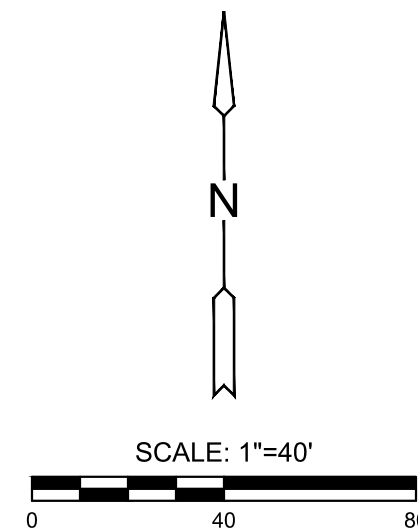
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COMMENT RESPONSE	05.01.2026

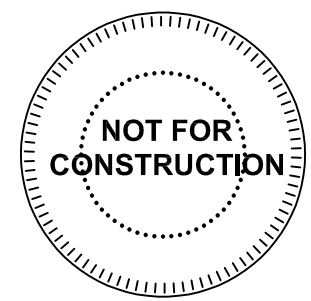
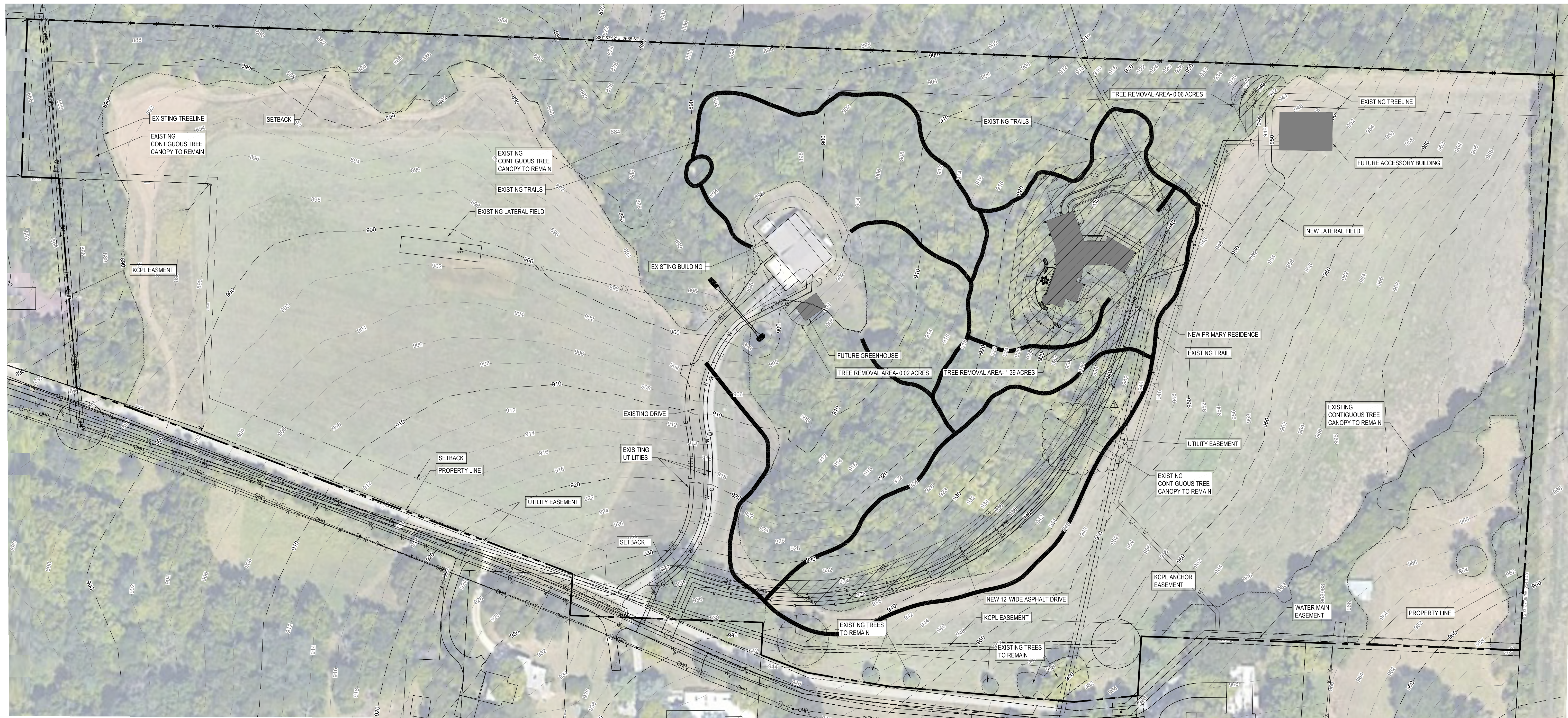
JOB NO. 762824 DATE 05.01.2026  
DRAWN BY JLB  
DEVELOPMENT PLANS

SHEET NAME  
UTILITY PLAN

SHEET NO.



CU101



**LANDSCAPE REQUIREMENTS (KC, MO)**

88-424-TREE PRESERVATION AND PROTECTION  
88-424-03 EXEMPTIONS  
88-424-03-1. PROPERTIES WITH EXISTING AGRICULTURAL USES FOR AT LEAST ONE PLANTING SEASON.

**88-424-06-C. PLAN CONTACT FOR TREE PRESERVATION AND MITIGATION PLAN**

- SITE LAYOUT
- AREAS OF EXISTING TREE CANOPY TO REMAIN
- AREAS OF EXISTING TREE CANOPY COVER TO BE REMOVED, DENOTING CONTIGUOUS TREE CANOPY TO ONE DECIMAL POINT.
- NOTE STATING THAT NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE. - N/A
- INFORMATION REGARDING ANY REQUIRED MITIGATION PER 88-424-07, INCLUDING:
  - CHART SHOWING ACREAGE OF CONTINUOUS TREE CANOPY OF ONE ACRE OR GREATER TO BE REMOVED AND PRESERVED, AND REQUIRED CALIPER INCHES FOR MITIGATION; LOCATION OF TREES TO BE PLANTED. DENOTING TREES REQUIRED TO MEET 88-425 LANDSCAPING AND SCREENING AND THOSE PLANTED TO FURTHER MEET REQUIRED MITIGATION; LOCATION AND ACREAGE OF ALL STREAM BUFFER ZONES AND AREAS TO BE DISTURBED; AND
  - PAYMENT TO THE CAPITAL IMPROVEMENT SALES TAX FUND-TREE PLANTING WHEN USED FOR FULL MITIGATION EFFORTS OR IN COMBINATION WITH PLANTING MITIGATION. N/A

**88-424-07-A. MITIGATION RATE:**

1. TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE. SUBTRACT TOTAL ACREAGE OF ALL AREAS OR CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE PRESERVED OUTSIDE OF ANY STREAM BUFFERS.

1.39 ACRES AT NEW RESIDENCE + 0.02 ACRES AT NEW GREENHOUSE + 0.06 ACRES AT ACCESSORY BUILDING = 1.47 ACRES OF TREE REMOVAL  
SEE TABLE- ATTACHED

**88-425-04 LANDSCAPING AND SCREENING**

88-425-04-A. SETBACKS AND OPEN SPACE  
THE SETBACK AND OPEN SPACE AREAS REQUIRED BY THIS ZONING AND DEVELOPMENT CODE MUST BE LANDSCAPED, EXCEPT WHERE THEY ARE:

- SCREENED FROM PUBLIC VIEW; OR
- RETAINED IN THEIR NATURAL (VEGETATED) STATE.

LANDSCAPING NOT REQUIRED OR PROVIDED.

88-424 TREE PRESERVATION AND PROTECTION Step & Process	CALCULATION	UNITS
1a- Total acreage of continuous canopy to be removed	1.47	Acres
1b- Total acreage of continuous canopy to be preserved outside of any stream buffers	8.57	Acres
1c- Step 1a- Step 1b	-7.10	Acres
If 2b is a negative number, no mitigation required		

LANDSCAPE REQUIREMENTS	Required	Proposed	Alternate Requested?	Approved
88-425-03 Street Trees	N/A	N/A		
88-425-04 General	N/A	N/A		
88-425-05 Perimeter Vehicular Use Area	N/A	N/A		
<b>Adjacent to Streets</b>				
Buffer Width	N/A	N/A		
Trees	N/A	N/A		
Shrubs/Wall/Berm	N/A	N/A		
<b>Adjacent to Residential Zones</b>				
Buffer Width	N/A	N/A		
Shrubs/Berm/Fence/Wall	N/A	N/A		
<b>88-425-06 Interior Vehicular Use Area</b>				
Interior Area	Screened by Existing Trees	N/A		
Trees	N/A	N/A		
Shrubs	N/A	N/A		
<b>88-425-07 Parking Garage Screening</b>				
88-425-08 Mechanical/Utility Equipment Screening	N/A	N/A		
<b>88-425-09 Outdoor Use Screening</b>				
	N/A	N/A		

**LANDSCAPE SITE PLAN**

1" = 60'-0"



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Secretary of the City Plan Commission

A NEW SITE PLAN FOR:  
**HOHL FARM**  
 11611 BLUE RIVER RD  
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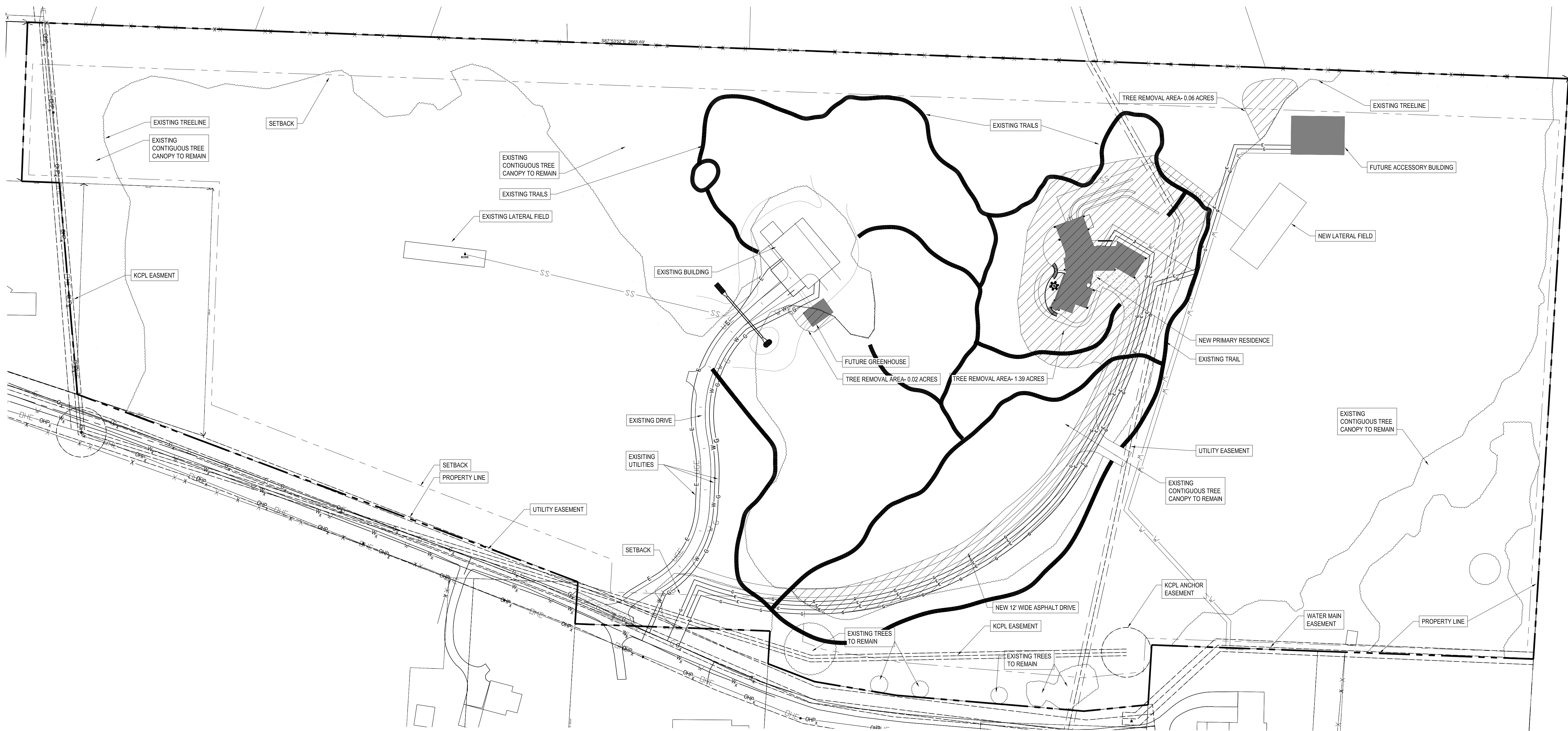
DRAWING RELEASE LOG  
 • 03.30.26 DEVELOPMENT PLAN  
 • 05.04.26 DEV. PLAN RESUBMITTAL

REVISIONS  
 COMMENT RESPONSE 05.01.2026

JOB NO. 762824 DATE 05.04.26  
 DRAWN BY KRM/SLW

SHEET NAME  
**TREE REMOVAL AND  
 LANDSCAPE PLAN**  
 SHEET NO.

**L1.00**



LANDSCAPE SITE PLAN w/o TOPOGRAPHY  
1" = 60'-0"



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REVISIONS  
△ COMMENT RESPONSE 05.01.2026

JOB NO. 762824 DATE 05.04.26  
DRAWN BY KRM/SLW

SHEET NAME  
SITE PLAN  
SHEET No. **L1.01**

24/36 SHEET (Arch D) 10/3/2022 2:48:43 PM