

Lot Summary

Townhome Standard	20' - 30' (w) x 35' - 60' (l)
Townhome Corner	50' - 60' (w) x 80' - 90' (l)
Single Family New	40' - 90' (w) x 70' - 130' (l)
Single Family Infill/Existing	25' - 100' (w) x 75' - 165' (l)
Multi-Family Existing	50' - 90' (w) x 70' - 130' (l)
Mixed Use 23rd and Troost	150' (w) x 250' (l)
Mixed Use 27th and Troost (se corner)	100' (w) x 130' (l)
Mixed Use 27th and Troost (sw corner)	150' (w) x 150' (l)
Multi-Family Student Housing including Garage	160' (w) x 610' (l)

New Building Summary

Type	W/L
Townhome	20' - 35' (w) x 25' - 50' (l)
Single Family New	40' - 50' (w) x 45' - 90' (l)
Single Family Infill	20' - 35' (w) x 55' - 85' (l)
Multi-Family New	40' - 50' (w) x 88' - 114' (l)
Multi-Family Student Housing including Garage	125' (w) x 600' (l)

Total Number of Dwelling Units

Townhome	155-180
Single Family New	60-80
Single Family Infill *	45-65
Single Family Existing	75-85
Multi-Family New	150-180
Multi-Family Existing	90-110
Granny Flat *	unknown

* A dwelling unit separate from the primary residence not rented to a non-family member.
 * Single family infill homes are not counted for in private open space totals since they are constructed on existing lots and not on replatted lots.

Other Uses

Churches (2)	existing
Mixed Use Buildings	45,000 s.f. to 65,000 s.f. total
Commercial	45,000 s.f. to 65,000 s.f. total

Building Legend

	Townhome
	Single Family New
	Single Family Infill
	Single/Multi-Family Existing
	Multi-Family New
	Mixed-Use
	Commercial

Street Legend

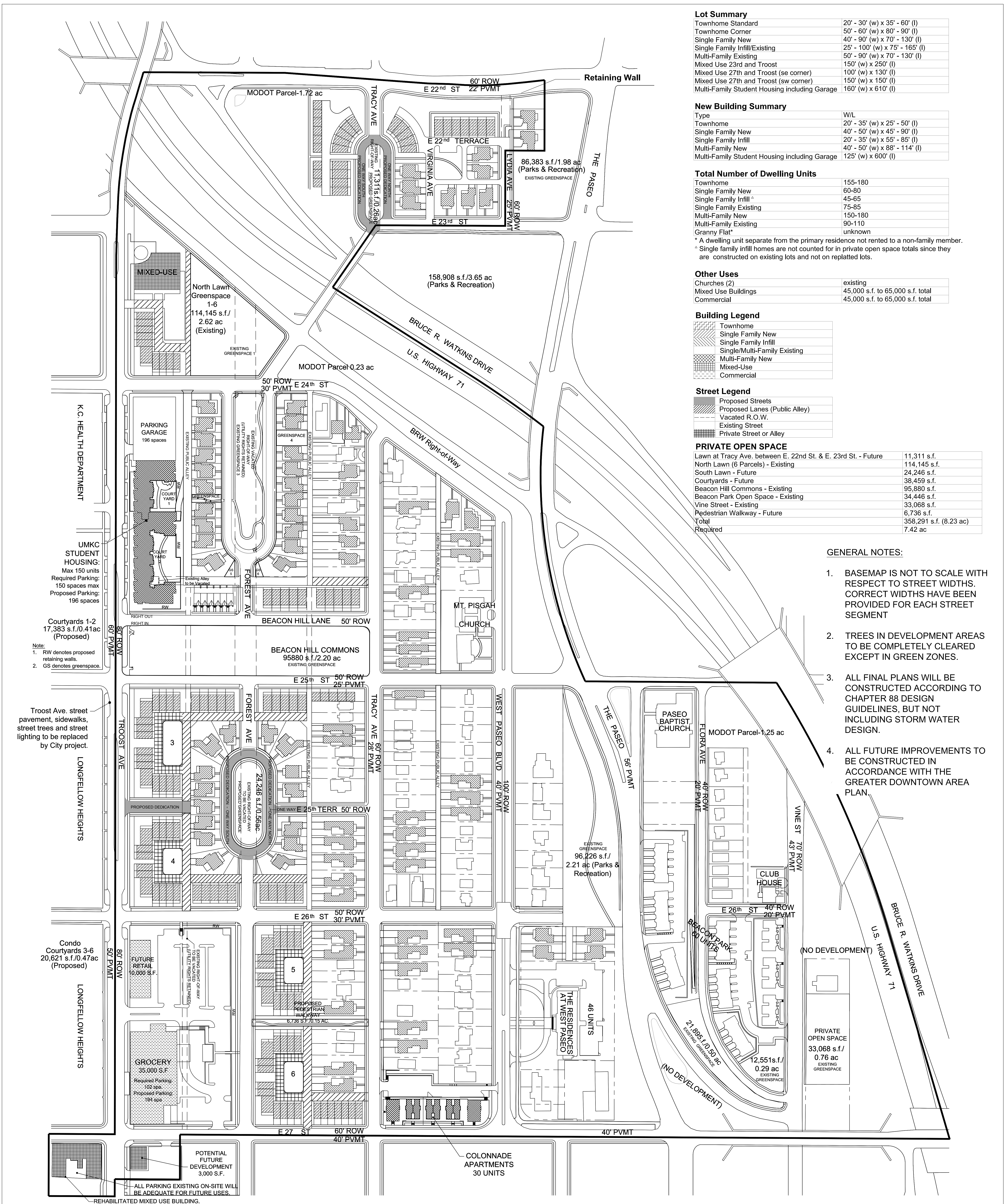
	Proposed Streets
	Proposed Lanes (Public Alley)
	Vacated R.O.W.
	Existing Street
	Private Street or Alley

PRIVATE OPEN SPACE

Lawn at Tracy Ave. between E. 22nd St. & E. 23rd St. - Future	11,311 s.f.
North Lawn (6 Parcels) - Existing	114,145 s.f.
South Lawn - Future	24,246 s.f.
Courtyards - Future	38,459 s.f.
Beacon Hill Commons - Existing	95,880 s.f.
Beacon Park Open Space - Existing	34,446 s.f.
Vine Street - Existing	33,068 s.f.
Pedestrian Walkway - Future	6,736 s.f.
Total	358,291 s.f. (8.23 ac)
Required	7.42 ac

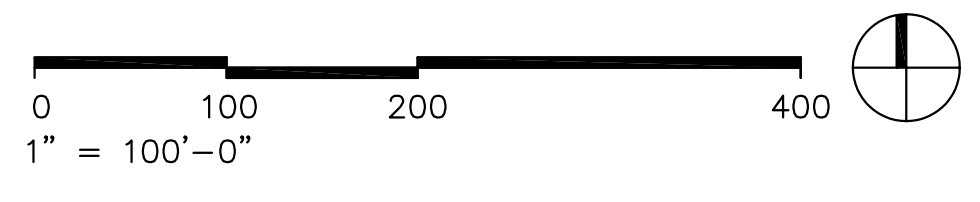
GENERAL NOTES:

1. BASEMAP IS NOT TO SCALE WITH RESPECT TO STREET WIDTHS. CORRECT WIDTHS HAVE BEEN PROVIDED FOR EACH STREET SEGMENT
2. TREES IN DEVELOPMENT AREAS TO BE COMPLETELY CLEARED EXCEPT IN GREEN ZONES.
3. ALL FINAL PLANS WILL BE CONSTRUCTED ACCORDING TO CHAPTER 88 DESIGN GUIDELINES, BUT NOT INCLUDING STORM WATER DESIGN.
4. ALL FUTURE IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE GREATER DOWNTOWN AREA PLAN.



BEACON HILL REDEVELOPMENT
 Kansas City, Missouri

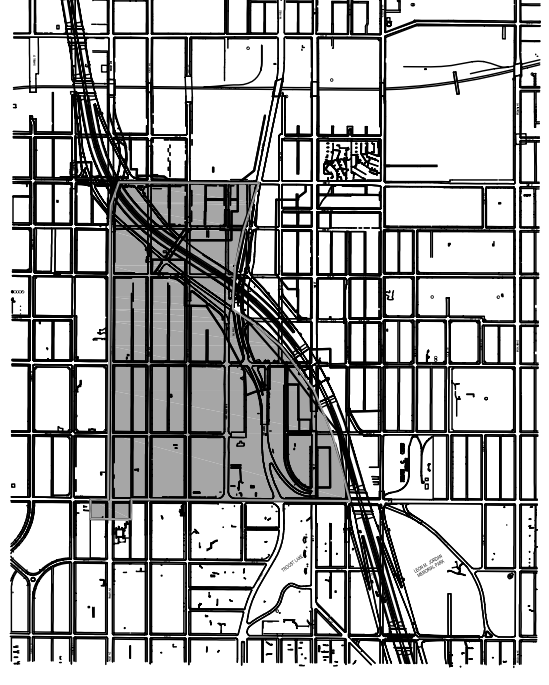
SEIDEL/HOLZMAN HNTB
 Master Planner Urban Designer
 Design Architect Landscape Architect



BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

TB Taliaferro & Browne, Inc.
 Engineering - Landscape Architecture - Surveying

LOCATION MAP

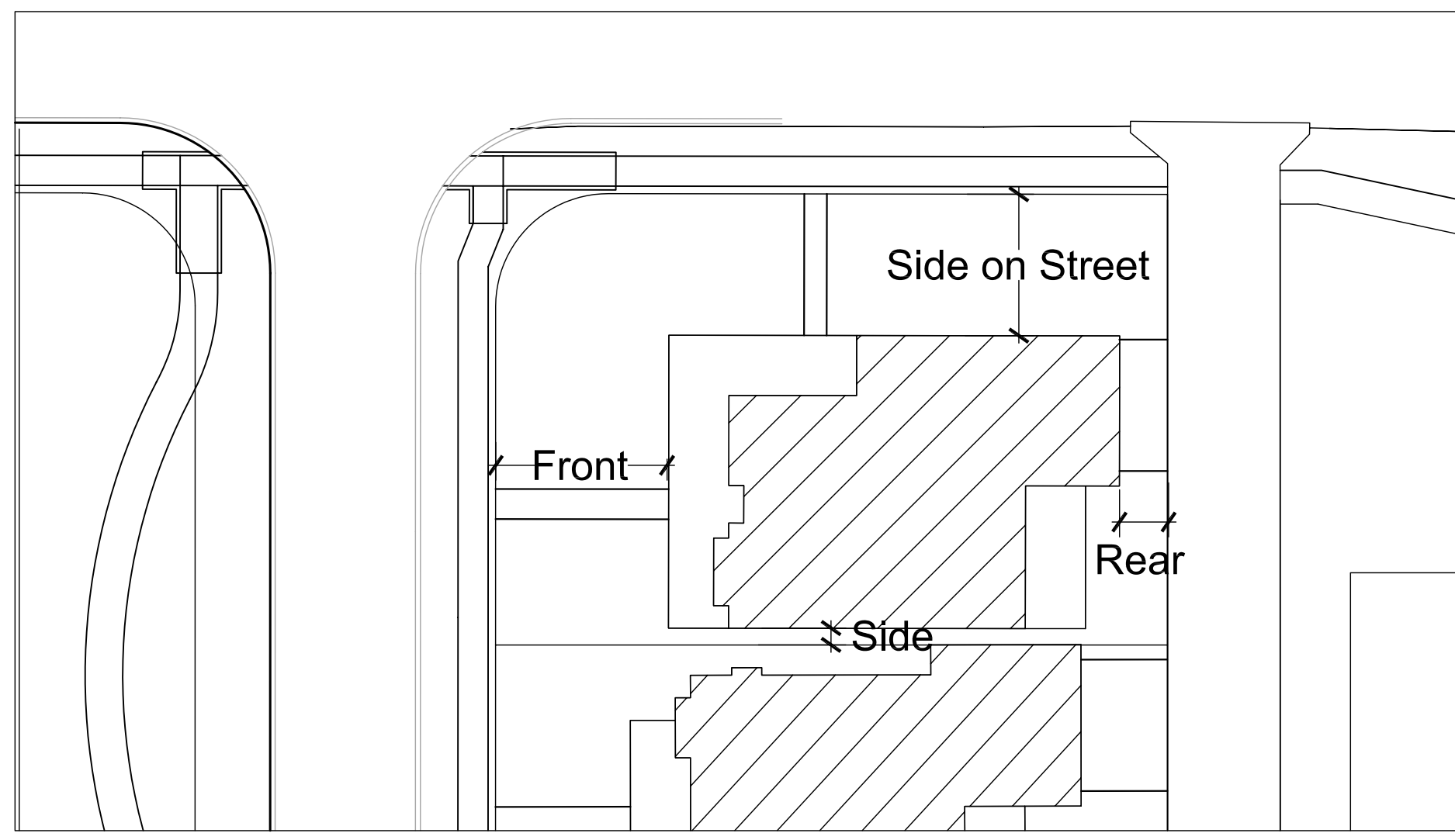


INDEX OF DRAWINGS:

- UR 1 COVER SHEET
- UR 2 2002 EXISTING CONDITIONS LEGAL DESCRIPTION
- UR 3 EXISTING AND PROPOSED ZONING, SITE PLAN, PHASING PLAN
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- UR 7 STORMWATER CONCEPT PLAN
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- UR 9 LIGHTING AND SIGNAGE CONCEPT PLAN
- UR 10 BEACON PARK DEVELOPMENT
- UR 11 UMKC STUDENT HOUSING AND GROCERY STORE COMMERCIAL DEVELOPMENT HANDBOOK

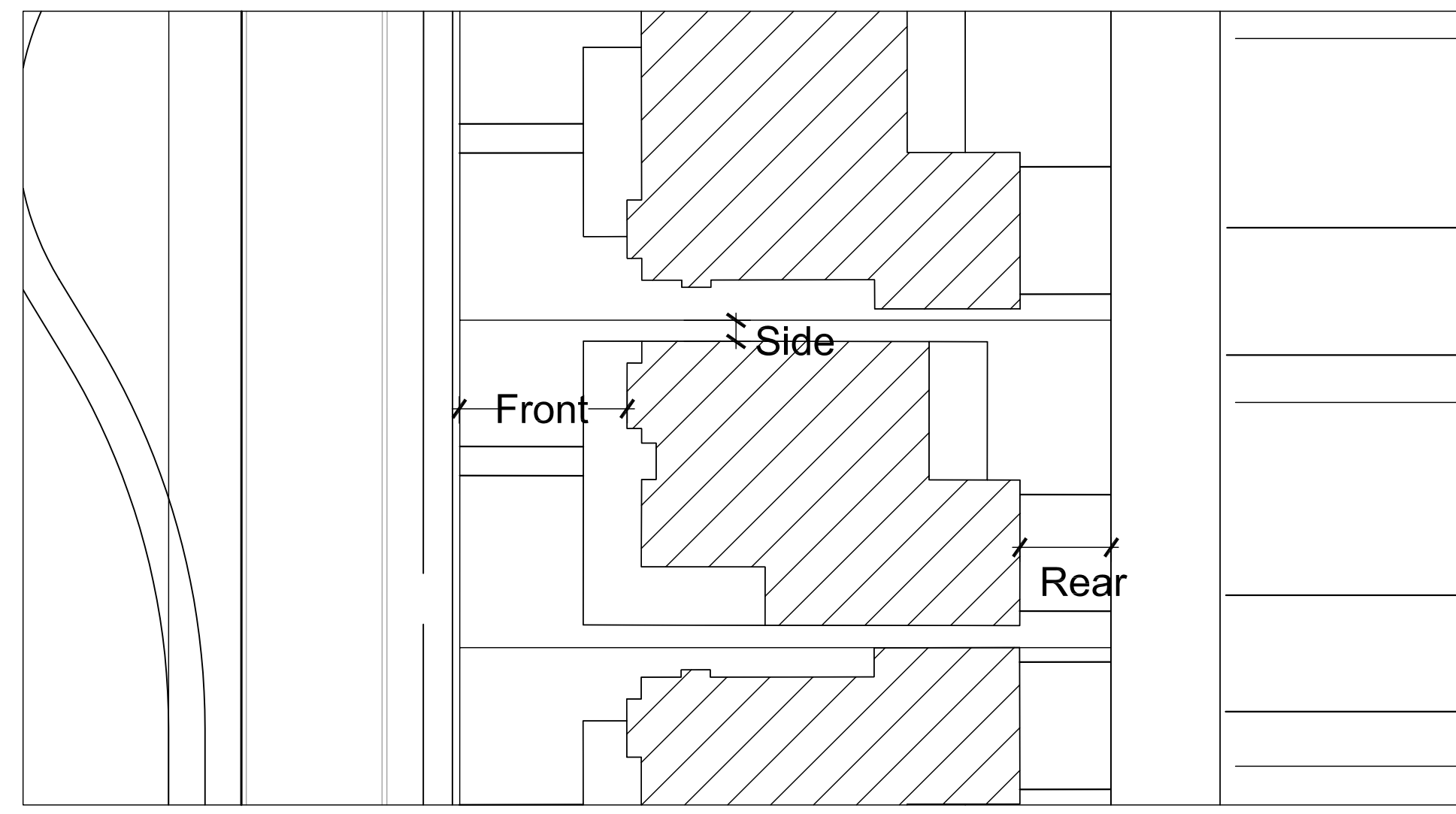
UR SET
 TB PROJECT #74-0851
 REVISED
 APRIL 19, 2013

SITE PLAN UR 4



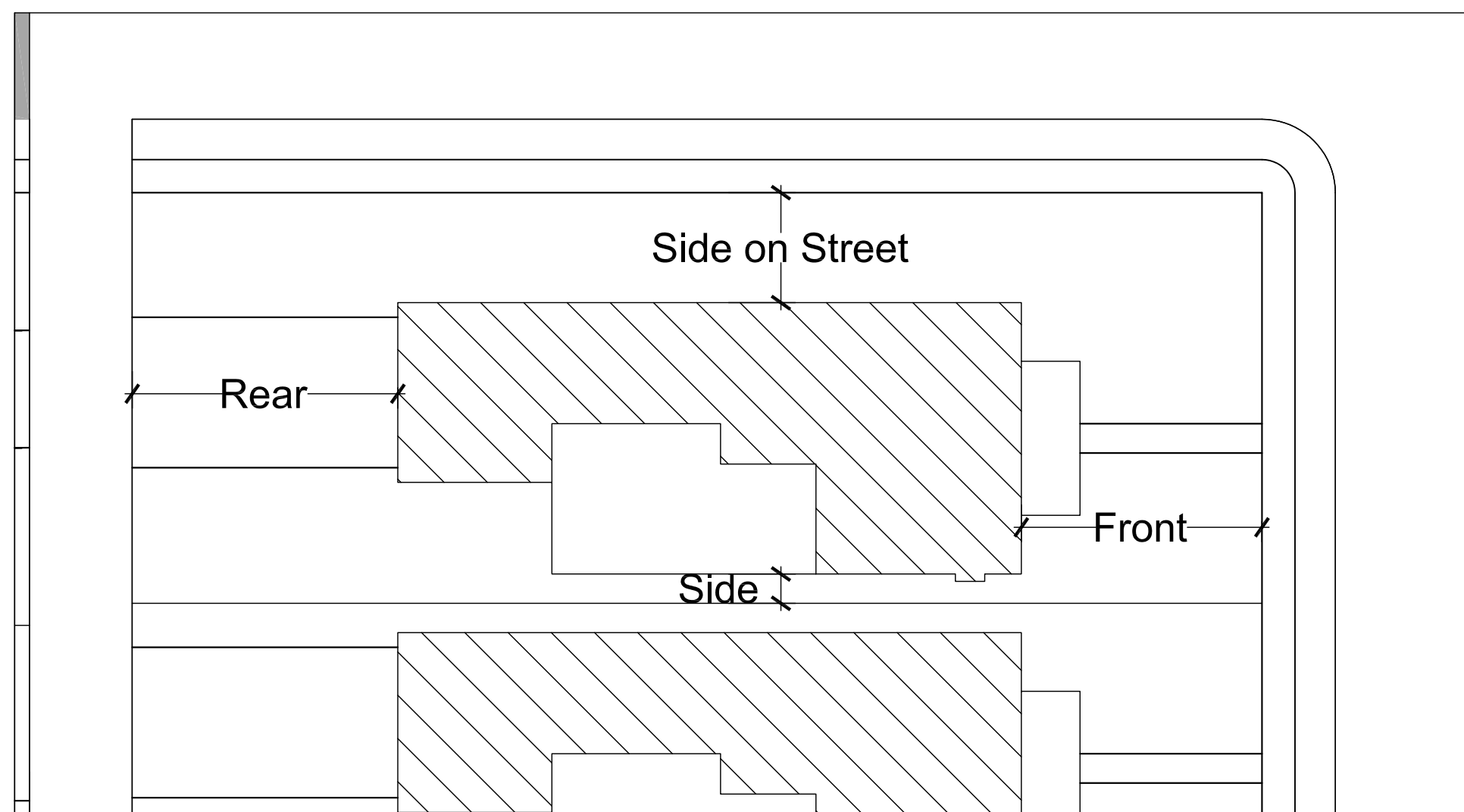
Single Family Corner Lot

- Front setback shall be 25 feet to the primary facade.
- Side setback shall be 4 feet except in the case of garages, which may have no setback.
- On corner lots, the sideyard shall be a minimum of 4 feet.
- Rear yards shall be defined so as to create a contiguous area equal to 15% of the lot.



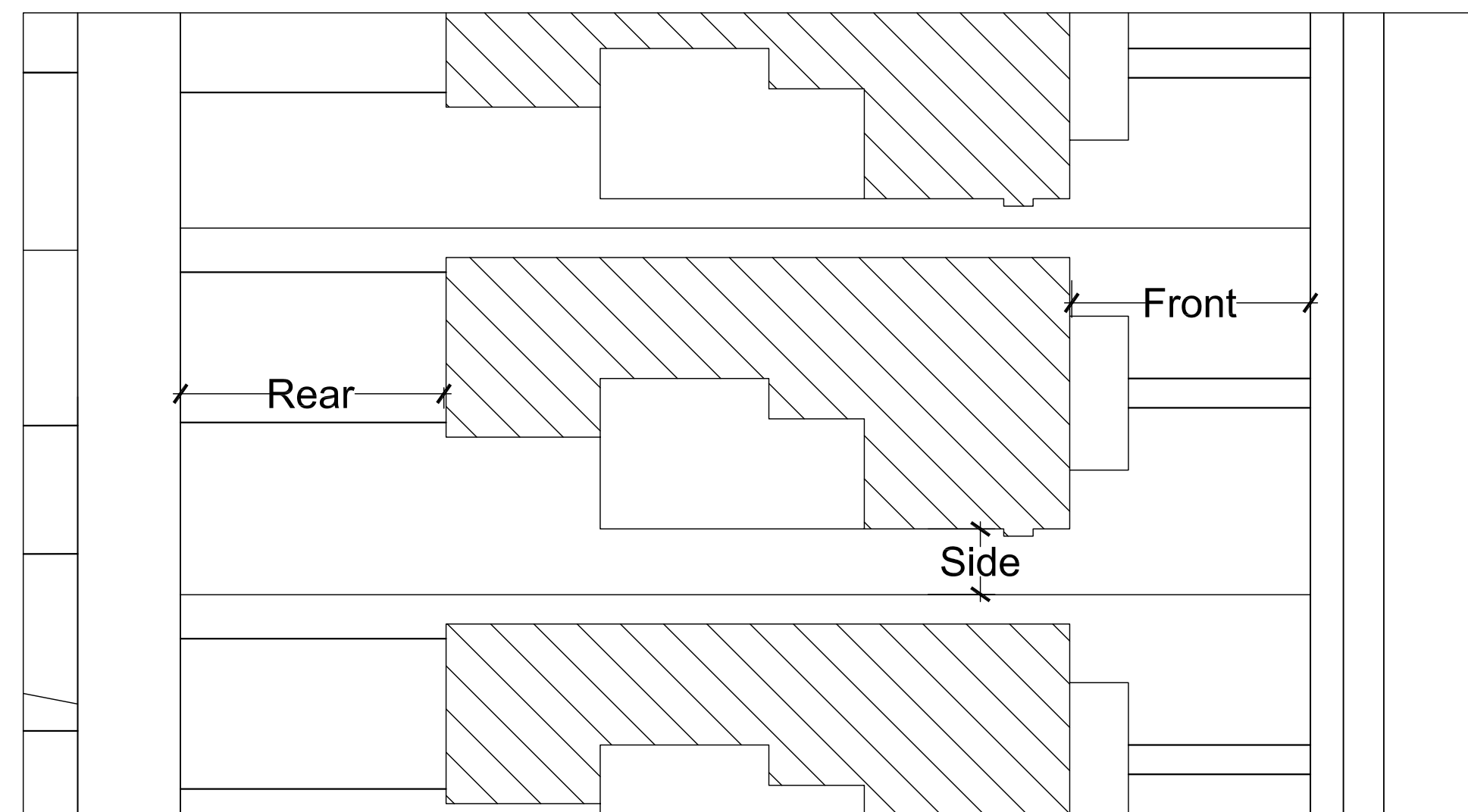
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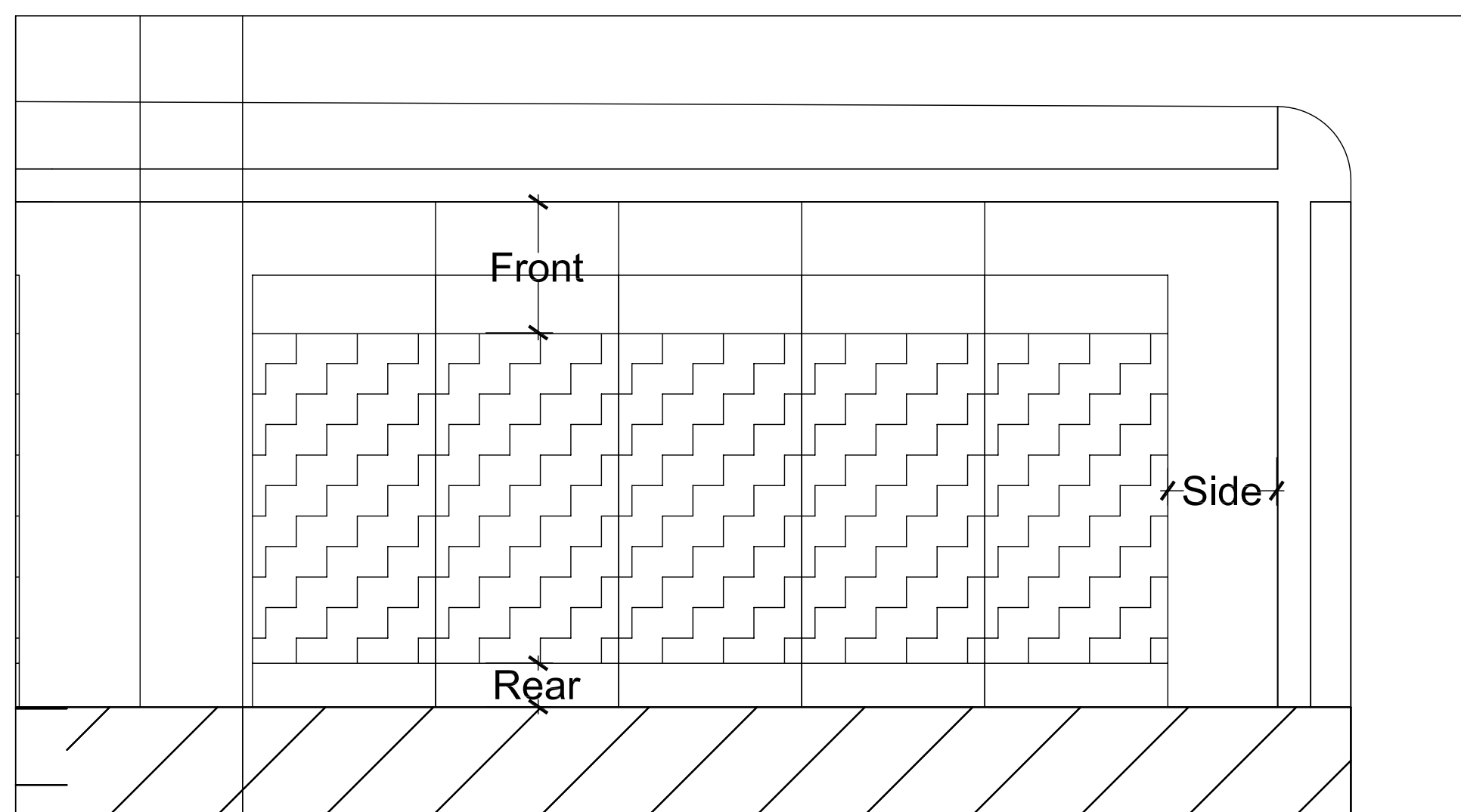
Infill Single Family Corner Lot

- Front setback shall align with the nearest existing single family unit.
- Side setbacks shall be a minimum of 4 feet.
- Rear yards shall exceed 20% of the lot area.
- Garage setbacks shall be 10 feet from the rear property line, where served by a lane.



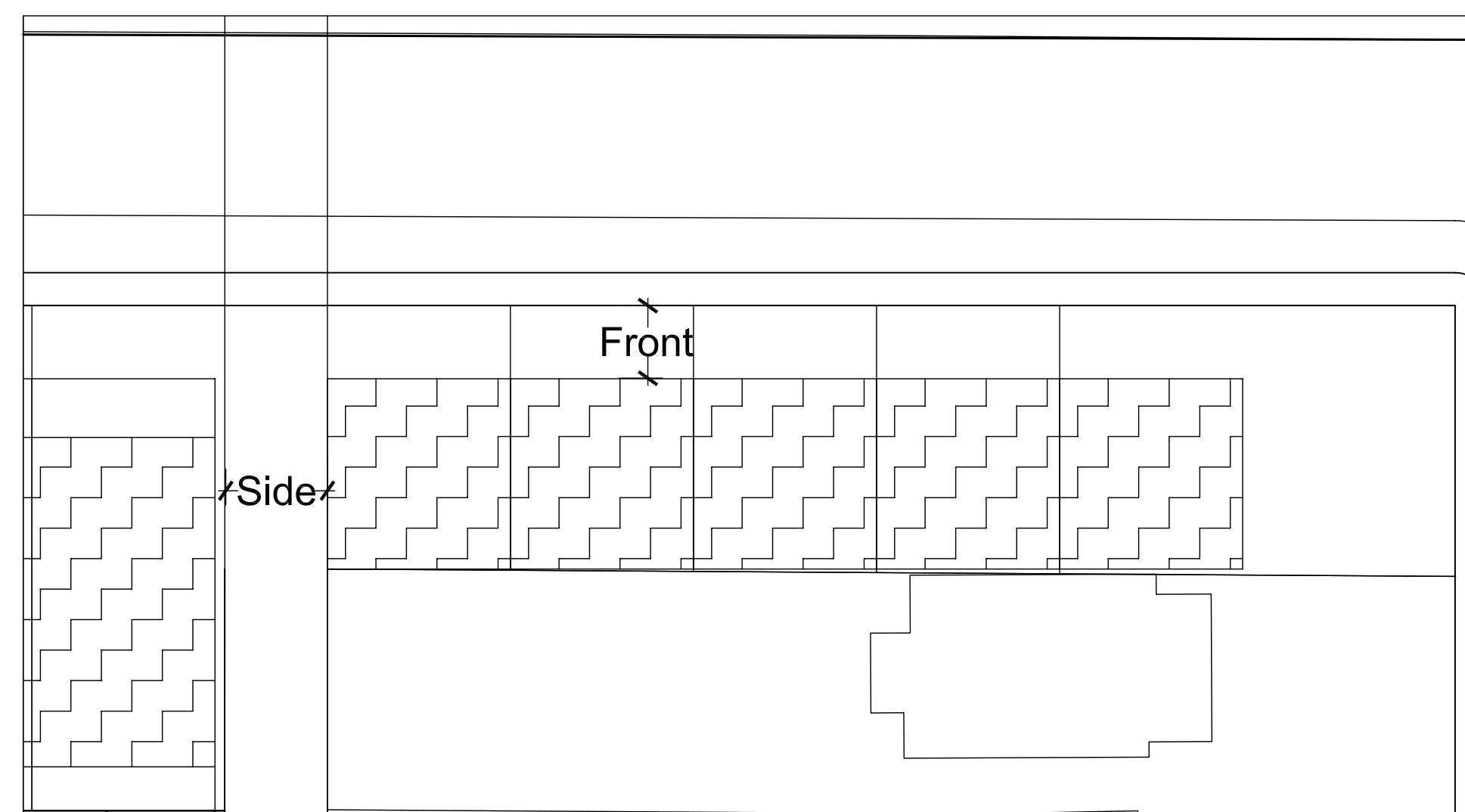
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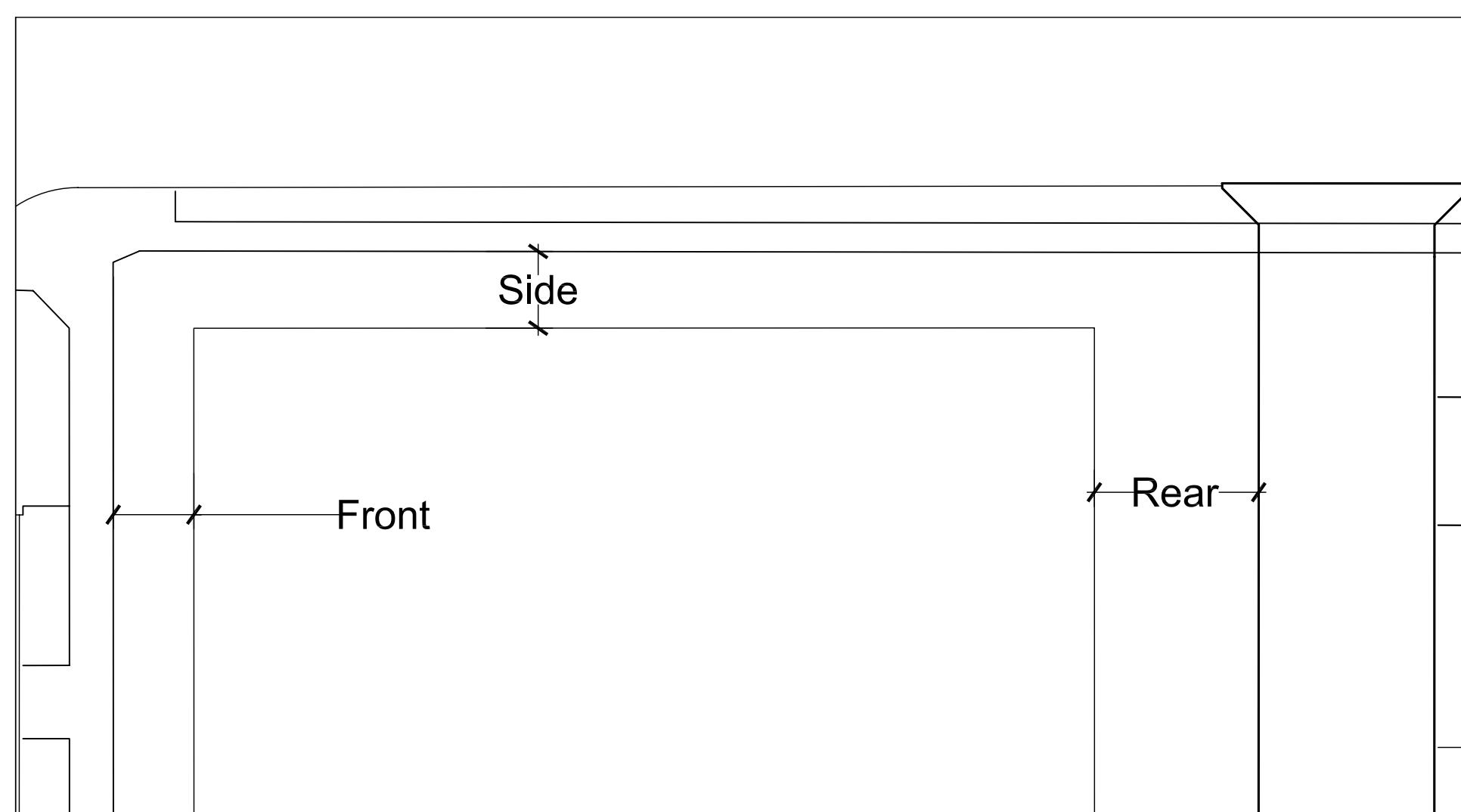
Townhouse

- Front setback shall be 18 feet minimum.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- Rear setbacks shall be 6 feet minimum.



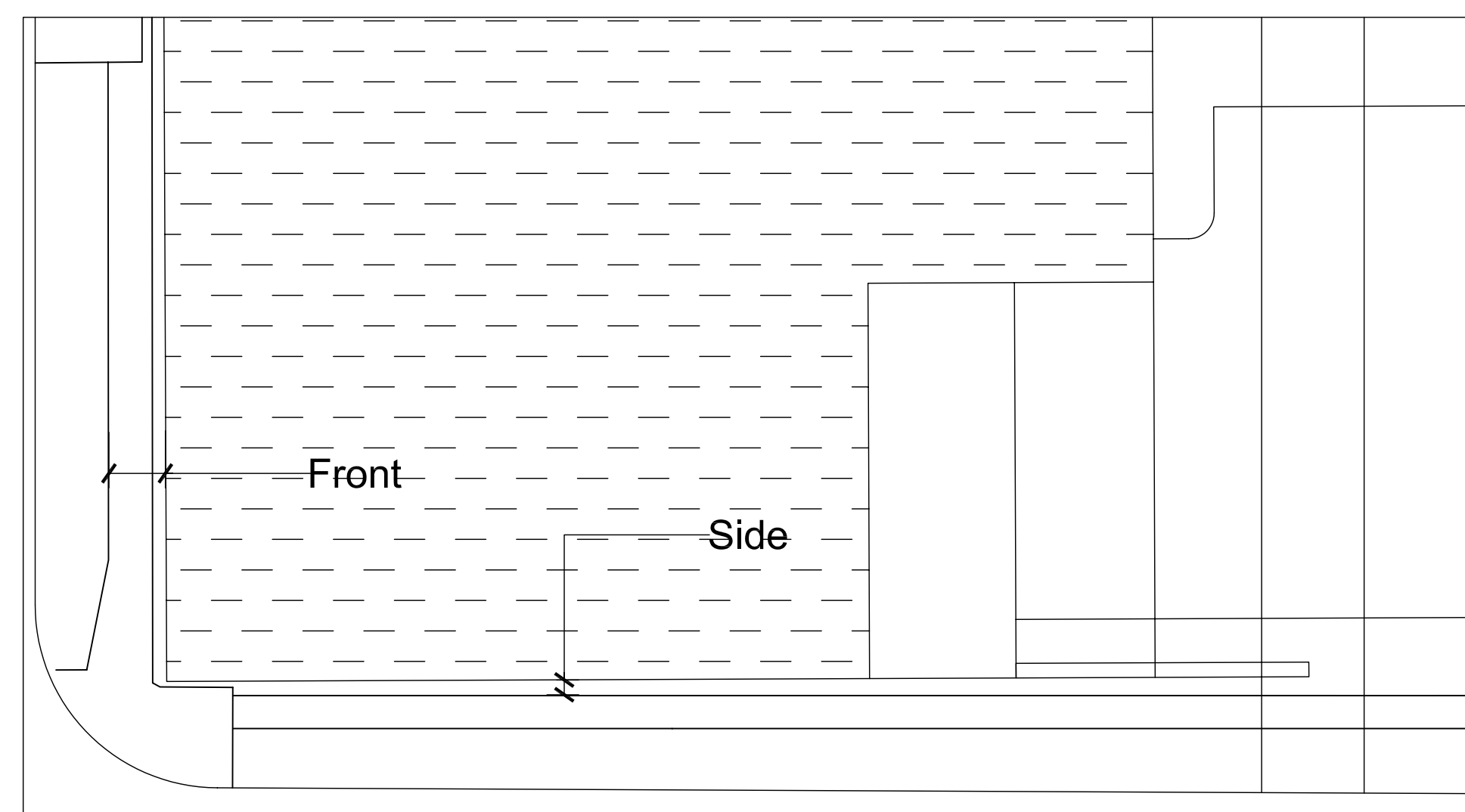
Lateral Townhouse

- Front setback shall be 0 to 10 feet.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- No minimum for rear setback.



Student Housing

- Front setback shall be 10' min.
- Side setback shall be 10' min.
- Rear setback shall be 10' min.



Grocery Store at NW Corner of 27th St. & Troost Ave.

- Front and Side setbacks shall be 0 feet.

NOTE: BASEMAP IS NOT TO SCALE WITH RESPECT TO SETBACK DISTANCES. CORRECT DISTANCES HAVE BEEN PROVIDED IN THE TEXT BELOW EACH LOT TYPE.

BEACON HILL REDEVELOPMENT
Kansas City, Missouri

SEIDEL/HOLZMAN Master Planner Design Architect
HNTB Urban Designer Landscape Architect

BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

LOCATION MAP



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SETBACKS
UR 5