

LEGEND

LINETYPES		SYMBOLS	
— SF —	CENTERLINE	⊗	UTILITY POLE
— SF —	SILT FENCE	⊕	LIGHT POLE
— SF —	LIMITS OF CONSTRUCTION	⊕	GUY ANCHOR
— SF —	PROPOSED MAJOR CONTOUR	⊕	ELECTRIC BOX
— SF —	PROPOSED MINOR CONTOUR	⊕	ELECTRIC METER
— SF —	EXISTING MAJOR CONTOUR	⊕	ELECTRIC TRANSFORMER
— SF —	EXISTING MINOR CONTOUR	⊕	A/C UNIT
— SF —	EASEMENT	⊕	ELECTRIC MANHOLE
— SF —	FENCE	⊕	GAS METER
— SF —	PROPERTY LINE	⊕	GAS VALVE
— SF —	LOT LINE	⊕	OIL/GAS WELLHEAD
— SF —	BUILDING SETBACK	⊕	VENT PIPE
— SF —	FIBER OPTIC	⊕	PIPELINE MARKER
— SF —	OVERHEAD COMMUNICATION	⊕	COMMUNICATION PEDESTAL
— SF —	UNDERGROUND COMMUNICATION	⊕	COMMUNICATION MANHOLE
— SF —	OVERHEAD ELECTRIC	⊕	SEWER CLEAN-OUT
— SF —	UNDERGROUND ELECTRIC	⊕	SANITARY SEWER MANHOLE
— SF —	NATURAL GAS	⊕	DOWNSPOUT
— SF —	SEWER FORCE MAIN	⊕	ROOF DRAIN
— SF —	SANITARY SEWER MAIN	⊕	STORM DRAIN MANHOLE
— SF —	SANITARY SEWER SERVICE	⊕	FIRE DEPARTMENT CONNECTION
— SF —	DRAINAGE AREA, MAJOR	⊕	FIRE HYDRANT
— SF —	DRAINAGE AREA, MINOR	⊕	IRRIGATION CONTROL VALVE
— SF —	DRAINAGE FLOW PATH	⊕	SHUT-OFF VALVE
— SF —	STORM DRAINAGE PIPE	⊕	SPRINKLER HEAD
— SF —	FIRE LINE	⊕	WATER METER
— SF —	WATER LINE	⊕	WATER VALVE
— SF —	WATER SERVICE LINE	⊕	YARD HYDRANT
— SF —	IRRIGATION LINE	⊕	PIPE BOLLARD
		⊕	BENCHMARK
		⊕	ACCESSIBLE PARKING
		⊕	MAILBOX
		⊕	MONITORING WELL
		⊕	POT HOLE
		⊕	SIGN

ENTITLEMENT

SITE DATA	Existing	Proposed LOT 1 / PHASE 1	Proposed LOT 2 / PHASE 2	Proposed LOT 3 / PHASE 3	Deviation Requested	Approved
Zoning	M3-5	UR	UR	M3-5	No	
Gross Land Area						
in square feet	1,230,741.45	994,502.20	105,476.32	130,762.93	No	
in acres	28.25	22.83	2.42	3	No	
Right-of-Way Dedication						
A in square feet	24,461.95	0	4,486.64	0	No	
in acres	0.56	0	0.10	0	No	
Net Land Area						
in square feet	1,230,741.45	994,502.20	100,989.68	130,762.93	No	
in acres	28.25	22.83	2.32	3.00	No	
Lot 1 - Building Area (sq. ft.) (4 - Floor Apt. Building)	None	245,344.00	N/A	N/A	No	
Lot 2 - Building Area (sq. ft.) (3 Fast Food Drive Thru Restaurants)	11,200.00	N/A	22,000.00	N/A	No	
Lot 3 - Building Area (sq. ft.) (2 - Floor Fitness Center)	None	N/A	N/A	44,000.00	No	
Total Building Area (sq. ft.)	11,200.00	245,344.00	22,000.00	44,000.00	No	
Floor Area Ratio	0.01	0.25	0.22	0.34	No	
Residential Use Info	None	Household Living	N/A	N/A	No	
Total Dwelling Units						
Multi-unit Building	None	250	N/A	N/A	No	
Total Lots						
Residential	0	1	0	0	No	
Public/Civic	0	0	0	0	No	
Commercial	0	0	2 to 3	1 to 2	No	
Industrial	1	0	0	0	No	
Other: Tracts (Stormwater, Stream Buffer, Emergency Drive and Street)	0	9	0	0	No	

88-420 - PARKING	Vehicle Spaces		Bike Spaces (Short Term/Long Term)		Alternative Proposed? (See 88-420.16)
	Required	Provided	Required	Provided	
Proposed Use(s)					
Lot 1 - 250 Multi-Unit Housing Complex	250	333	34/84	34/84	No
Lot 2 - TBD	TBD	TBD	TBD	TBD	No
Lot 3 - TBD	TBD	TBD	TBD	TBD	No
Total	250	333	34/84	34/84	

BUILDING DATA	Required	Proposed	Deviation Requested	Approved
Rear Setback	25'	415'	No	
Front Setback	20'	61'	No	
Side Setback	8'	174'	No	
Side Setback (abutting street)	N/A	N/A	N/A	
Height	60' (Max)	44'	No	

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	Required parkland is 3 Acres. (250 Units X 2 people X 0.006) The developer would like to utilize onsite private use areas for their tenants to meet the requirement for parkland dedication. There is 2.25 acres available on site for private parkland dedication. Another 0.75 acres will need to be secured somewhere else.
88-415 Stream Buffers	The stream buffer includes all of the 1% FEMA flood zone with a 75' buffer from the FEMA flood zone. The buffer from the FEMA flood zone is wider at the west side of the site due to mature trees adjacent to the flood zone.
88-430 Outdoor Lighting	TBD
88-435 Outdoor Display, Storage and Work Area	TBD
88-445 Signs	TBD
88-450 Pedestrian Standards	KCMO and ADA standards will be followed for accessible parking, building access aisles, and access to right-of-way.



**CAUTION**  
NOTICE TO CONTRACTOR

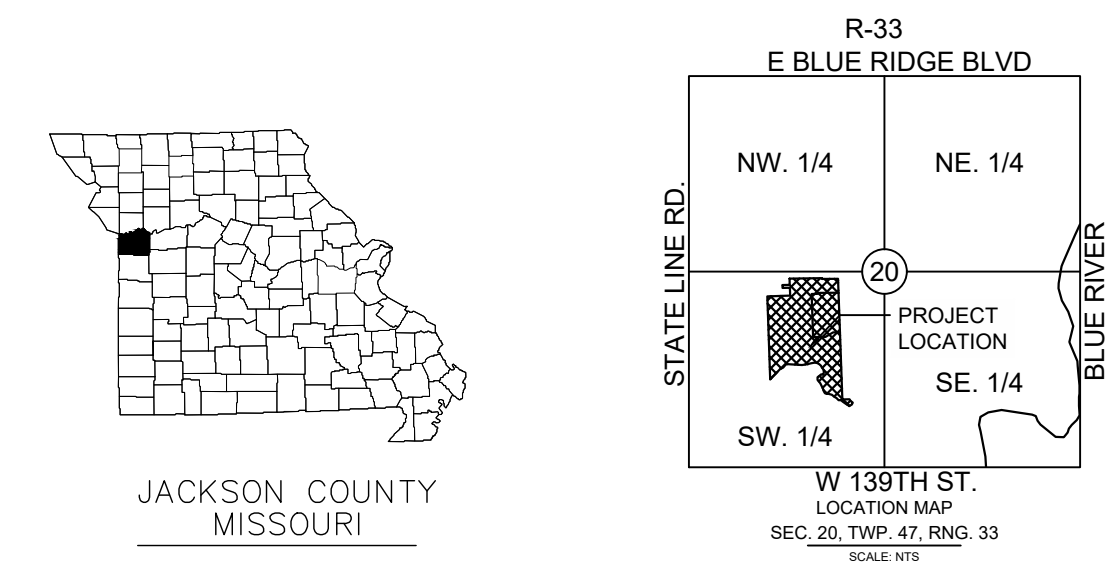
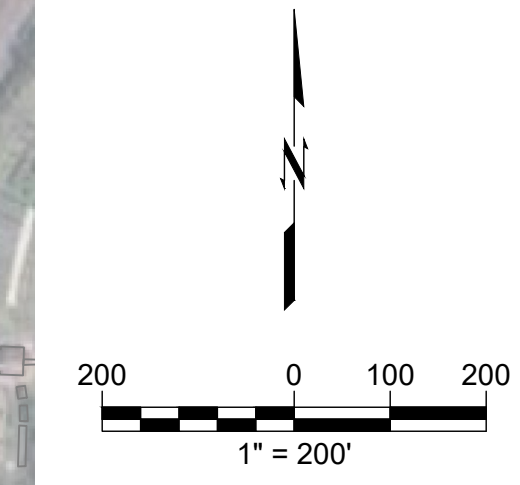
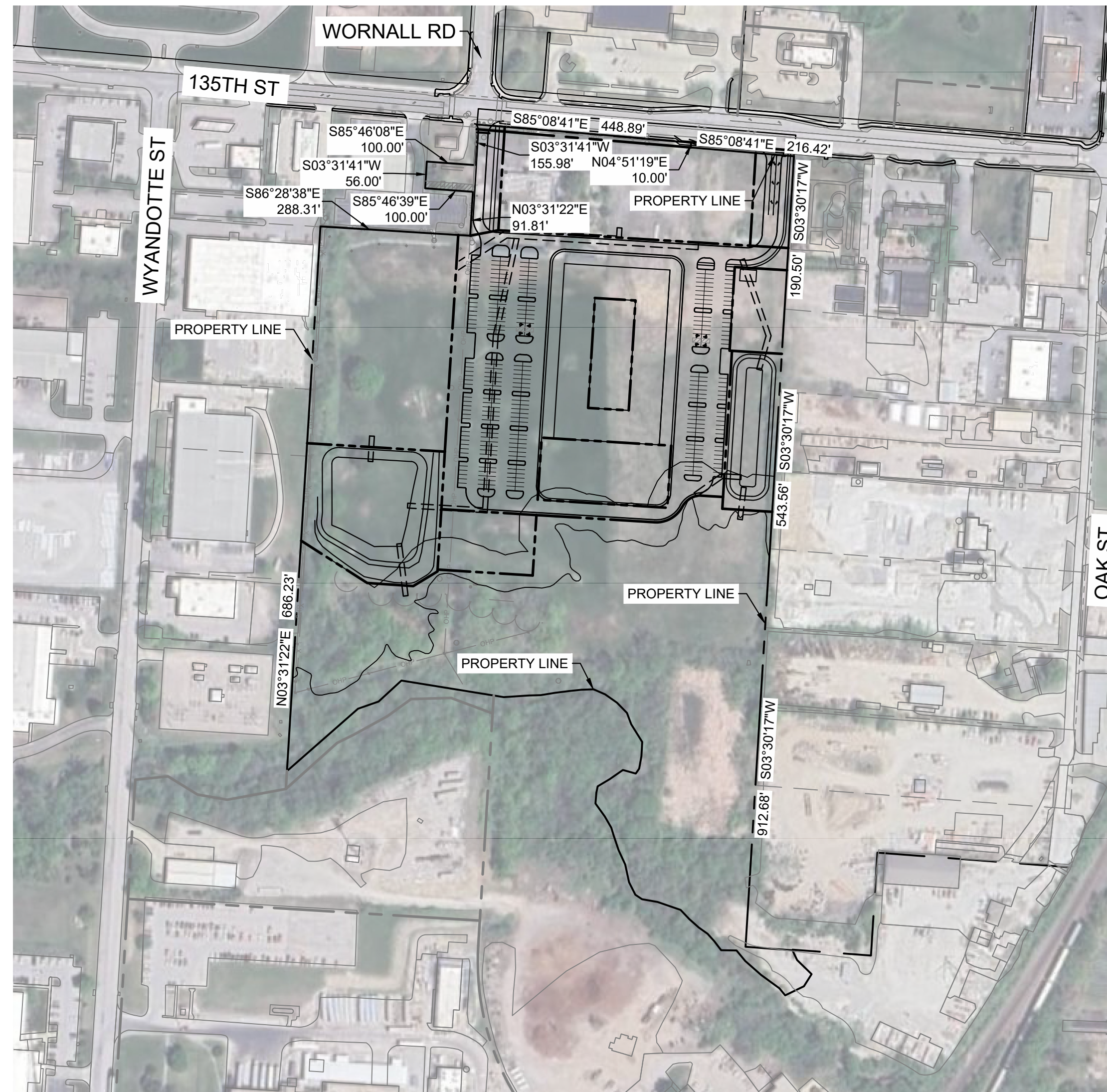
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# TILDEN STATION

## UR REZONING & PRELIMINARY PLAN

### SECTION 20, TOWNSHIP 47S, RANGE 33W

### IN KANSAS CITY, JACKSON COUNTY, MO



**SHEET LIST TABLE**

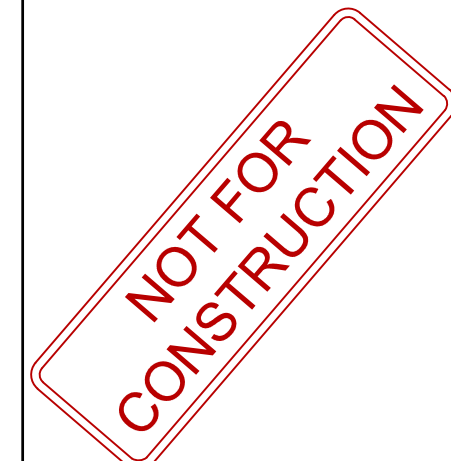
- C01 - COVER SHEET
- C02 - PRELIMINARY PLAT PLAN
- C03 - SITE PLAN
- C04 - GRADING PLAN
- C05 - UTILITY PLAN
- C06 - LANDSCAPING PLAN
- C07 - PHASING PLAN
- C08 - STREAM BUFFER PLAN
- C09 - FIRE DEPARTMENT ACCESS PLAN

**CONTRACT:**

**OWNER/DEVELOPER**  
REVIVE CAPITAL DEVELOPMENT  
1627 MAIN STREET  
KANSAS CITY, MO 64108  
CONTACT: MICHAEL KNIGHT  
PHONE: 816.886.8413  
EMAIL: MK@RCOREALESTATE.COM

**ARCHITECT**  
CEDERGREEN  
CONTACT: CHRIS CEDERGREEN  
PHONE: 314.753.9959  
EMAIL: CHRIS@CHRISCEDERGREEN.COM

**ENGINEER**  
WALLACE DESIGN COLLECTIVE, PC  
1703 WYANDOTTE STREET, SUITE 200  
KANSAS CITY, MO 64108  
CONTACT: DANIEL SNEAD  
PHONE: 816.643.3219  
EMAIL: DANIEL.SNEAD@WALLACE.DESIGN



**TILDEN STATION**  
SECTION 20, TOWNSHIP 47S, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MO

REV	DATE	DESCRIPTION

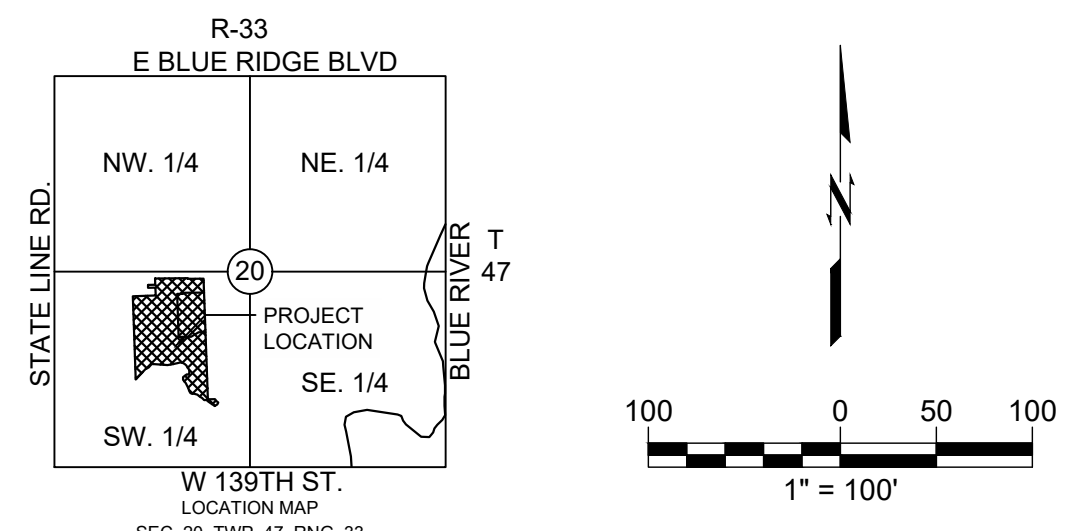
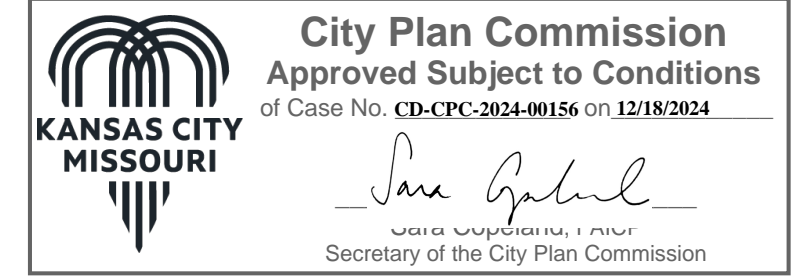
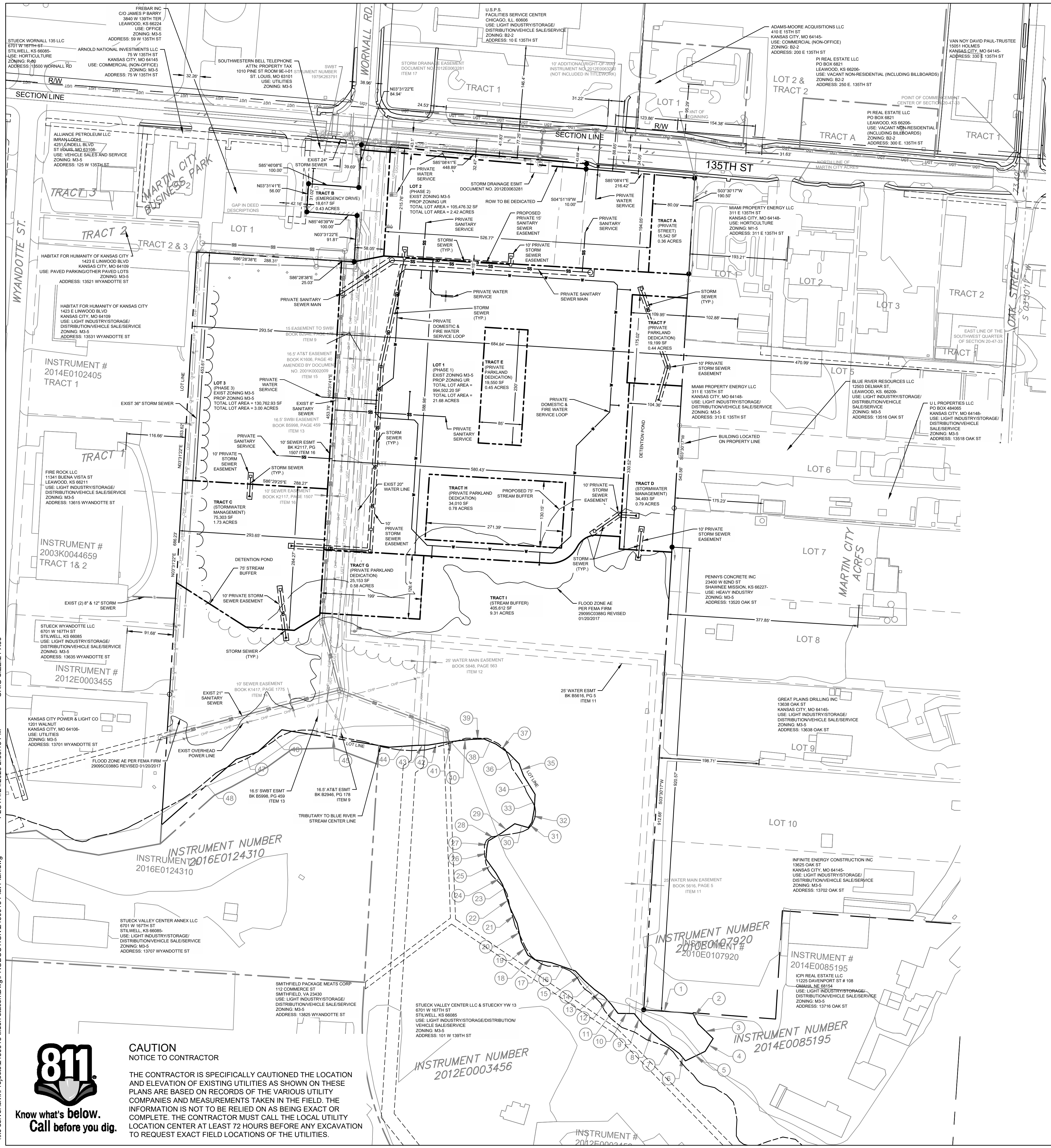
DATE: DECEMBER 2, 2024  
PROJECT NO.: 2450015  
SHEET NAME: COVER SHEET  
SHEET NO.: C01

**City Plan Commission**  
Approved Subject to Conditions  
of Case No. CD-CPC-2024-00156 on 12/18/2024

*Dana Cooper*  
Dana Cooper, Mayor  
Secretary of the City Plan Commission

ORIG SIZE: 24" X 36" PLOT: 1/24/2025 2:55:05 PM \\k-servers\civil\Projects\2450015 Tilden Station\DWG\PRODUCTION\2450015 Cover Sheet.dwg





**RECIPROCAL CROSS ACCESS EASEMENT**

"EACH PARTY HEREBY GRANTS TO THE OTHER A NON-EXCLUSIVE, PERPETUAL EASEMENT TO ACCESS, ENTER, AND EXIT THEIR RESPECTIVE PROPERTIES OVER THE DESIGNATED ACCESS AREA ON THE OTHER PARTY'S LAND."

**GENERAL NOTES:**

- EXISTING ZONING OF PROPERTY IS M3-5 AND LOTS 1 AND 2 ARE PROPOSED TO BE REZONED TO UR.
- THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
- THE EXISTING RIGHT-OF-WAY ALONG THE NORTH SIDE OF THE SITE IS 24,461.95 SF (0.56 ACRES). THIS AREA INCLUDES FROM THE CENTERLINE OF 135TH ST TO THE NORTH PROPERTY LINE OF THE SITE.
- REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

LOT 1 (PHASE 1)	LOT 2 (PHASE 2)	LOT 3 (PHASE 3)
EXIST ZONING M3-5 PROPOSED ZONING UR TOTAL LOT AREA = 194,902.20 SF EXIST & PROP STREET ROW = 0 NET LOT AREA = 194,902.20 SF MULTI-UNIT HOUSING COMPLEX 4 FLOORS, HEIGHT TBD GROSS FLOOR AREA = 41,338 SF TOTAL FLOOR AREA = 24,344 SF TYPE OF DWELLING UNIT = HOUSEHOLD LIVING UNITS PER FLOOR = 62 TO 63 TOTAL UNITS = 250 BUILDING COVERAGE = 61.336 SF FLOOR AREA RATIO = 0.25 GROSS DENSITY = 11 UNITS PER ACRE NET DENSITY = 178 UNITS PER ACRE PARKING STALLS PROVIDED = 250 SHORT TERM BICYCLE SPACES REQ'D = 10% OF PARKING STALLS LONG TERM BICYCLE SPACES REQ'D = NA SHORT TERM SPACES REQ'D = 34, PROVIDED = 34 LONG TERM SPACES REQ'D = NA, PROVIDED = NA	EXIST ZONING M3-5 PROPOSED ZONING UR TOTAL LOT AREA = 105,476.32 SF EXIST & PROP STREET ROW = 484.64 NET LOT AREA = 100,891.68 SF MULTI-UNIT HOUSING COMPLEX 4 FLOORS, HEIGHT TBD GROSS FLOOR AREA = 22,000 SF TOTAL FLOOR AREA = 22,000 SF TYPE OF DWELLING UNIT = NA UNITS PER FLOOR = NA TOTAL UNITS = NA BUILDING COVERAGE = 22.000 SF FLOOR AREA RATIO = 0.22 GROSS DENSITY = NA NET DENSITY = NA PARKING STALLS PROVIDED = TBD SHORT TERM BICYCLE SPACES REQ'D = TBD LONG TERM BICYCLE SPACES REQ'D = NA SHORT TERM SPACES REQ'D = TBD, PROVIDED = TBD LONG TERM SPACES REQ'D = NA, PROVIDED = NA	EXIST ZONING M3-5 PROPOSED ZONING M3-5 TOTAL LOT AREA = 130,762.93 SF EXIST & PROP STREET ROW = 0 NET LOT AREA = 130,762.93 SF SELF STORAGE/STORAGE/STORAGE TRAINING FLOORS TBD, HEIGHT TBD GROSS FLOOR AREA = 44,000 SF TOTAL FLOOR AREA = 44,000 SF TYPE OF DWELLING UNIT = NA UNITS PER FLOOR = NA TOTAL UNITS = NA BUILDING COVERAGE = 44.000 SF FLOOR AREA RATIO = 0.34 GROSS DENSITY = NA NET DENSITY = NA PARKING STALLS PROVIDED = TBD SHORT TERM BICYCLE SPACES REQ'D = TBD LONG TERM BICYCLE SPACES REQ'D = NA SHORT TERM SPACES REQ'D = TBD, PROVIDED = TBD LONG TERM SPACES REQ'D = NA, PROVIDED = NA

**LEGAL DESCRIPTION:**

A tract of land situated in the Southwest Quarter of Section 20, Township 47R, Range 33, in Kansas City, Jackson County, Missouri described as follows: Commencing at the Northeast corner of said Southwest Quarter-Section; Thence South 3°30'17" West, along the East line of said Quarter-Section, a distance of 73.49 feet to a point on the former South Right-of-Way of 150 Highway as shown on the plat of MARTIN CITY ACRES, a subdivision in said City and State; Thence North 85°08'41" West, along said former Right-of-Way, a distance of 660.13 feet to the Northwest corner of Lot 1, MARTIN CITY ACRES; Thence South 3°30'17" West, along the West boundary of said subdivision, a distance of 10.00 feet to the Point of Beginning; Thence continuing South 3°30'17" West, along said West boundary, a distance of 1654.64 feet to a point 337.89 feet South of the Southwest corner of said plat; Thence South 85°46'08" East, parallel to the North line of said Southwest Quarter-Section, a distance of 98.16 feet to the former centerline of a creek; Thence South 25°46'08" East, a distance of 22.89 feet, this and the following three (3) courses being along said former centerline; Thence South 46°46'08" East, a distance of 42.00 feet; Thence South 32°13'52" West, a distance of 30.00 feet; Thence South 64°13'52" West, a distance of 43.39 feet to the centerline of Storm Creek; Thence North 39°17'23" West, a distance of 18.92 feet, this and the following thirty-nine (39) courses being along said centerline; Thence North 53°52'45" West, a distance of 47.50 feet; Thence North 49°47'16" West, a distance of 44.21 feet; Thence North 39°20'51" West, a distance of 28.51 feet; Thence North 69°11'08" West, a distance of 32.22 feet; Thence North 37°15'33" West, a distance of 23.56 feet; Thence North 42°12'04" West, a distance of 20.94 feet; Thence North 54°32'10" West, a distance of 22.64 feet; Thence North 48°12'05" West, a distance of 26.71 feet; Thence North 43°24'04" West, a distance of 26.08 feet; Thence North 70°55'03" West, a distance of 51.15 feet; Thence North 80°10'19" West, a distance of 32.61 feet; Thence North 56°34'11" West, a distance of 16.93 feet; Thence North 26°29'17" West, a distance of 29.32 feet; Thence North 12°19'35" West, a distance of 37.78 feet; Thence North 24°44'02" West, a distance of 33.06 feet; Thence North 18°35'47" West, a distance of 32.42 feet; Thence North 16°32'27" West, a distance of 16.62 feet; Thence North 30°05'42" West, a distance of 27.14 feet; Thence North 35°31'43" West, a distance of 33.67 feet; Thence North 04°38'47" East, a distance of 22.36 feet; Thence North 11°35'48" East, a distance of 13.84 feet; Thence North 59°16'21" East, a distance of 29.54 feet; Thence North 54°54'08" East, a distance of 33.27 feet; Thence South 74°09'07" East, a distance of 27.98 feet; Thence North 34°24'24" East, a distance of 12.62 feet; Thence North 10°27'56" East, a distance of 26.17 feet; Thence North 03°06'35" East, a distance of 29.96 feet; Thence North 31°53'09" West, a distance of 43.54 feet; Thence North 20°38'57" West, a distance of 25.32 feet; Thence North 44°11'09" West, a distance of 29.91 feet; Thence North 89°11'08" West, a distance of 32.22 feet; Thence North 89°11'08" West, a distance of 30.26 feet; Thence North 82°55'57" West, a distance of 25.38 feet; Thence South 82°55'57" West, a distance of 25.38 feet; Thence South 83°56'55" West, a distance of 25.38 feet; Thence South 82°55'57" West, a distance of 25.38 feet; Thence South 80°37'35" West, a distance of 31.12 feet; Thence South 88°45'51" West, a distance of 24.36 feet; Thence South 86°04'30" West, a distance of 52.79 feet; Thence North 80°47'32" West, a distance of 216.72 feet; Thence South 47°24'57" West, a distance of 64.73 feet; Thence South 70°49'04" West, a distance of 45.55 feet; Thence South 48°43'21" West, a distance of 197.54 feet to a point on a line 350.00 feet East of and parallel to the centerline of Wyandotte Street; Thence North 3°31'22" East, along said parallel line, a distance of 1139.85 feet to a point on the South boundary of MARTIN CITY BUSINESS PARK, a subdivision in said City and State; Thence South 86°28'38" East, a distance of 313.34 feet to a point on the West line of the Northeast Quarter of said Southwest Quarter-Section, this and the following three (3) courses being along said plat; Thence North 3°31'22" East, a distance of 91.80 feet; Thence North 85°46'08" West, parallel to the North line of said Southwest Quarter-Section, a distance of 100.00 feet; Thence North 3°31'22" East, a distance of 56.00 feet to the Southwest corner of a tract of land described in Book B5513 at Page 599; Thence South 85°46'08" East, along said tract, a distance of 100.00 feet to a point on said West line of the Northeast Quarter of said Southwest Quarter-Section; Thence North 3°31'22" East, along said West line, a distance of 84.94 feet to a point on the South Right-of-Way of 150 Highway, said point being 59.06 feet South of the North line of said Southwest Quarter-Section; Thence South 85°08'41" East, along said Right-of-Way, a distance of 448.89 feet; Thence South 4°51'19" West, along said Right-of-Way, a distance of 10.00 feet; Thence South 85°08'41" East, along said Right-of-Way, a distance of 216.42 feet to the Point of Beginning.

1	S85°46'08"E	98.16'	17	N80°10'19"W	32.61'	33	N03°06'35"E	29.96'
2	S25°46'08"E	22.89'	18	N56°34'11"W	16.93'	34	N31°53'09"W	43.54'
3	S46°46'08"E	42.00'	19	N26°29'17"W	29.32'	35	N20°38'57"W	25.32'
4	S32°13'52"W	30.00'	20	N12°19'35"W	37.78'	36	N44°11'09"W	29.91'
5	S64°13'52"W	43.39'	21	N24°44'02"W	33.06'	37	N54°49'17"W	30.26'
6	N39°17'23"W	18.92'	22	N18°35'47"W	32.42'	38	N66°29'58"W	26.27'
7	N53°52'45"W	47.50'	23	N16°32'27"W	16.62'	39	S88°04'17"W	24.88'
8	N48°47'16"W	44.21'	24	N30°05'42"W	27.14'	40	S83°56'55"W	25.38'
9	N39°20'51"W	28.51'	25	N35°31'43"W	33.67'	41	S82°55'57"W	29.91'
10	N89°11'08"W	32.22'	26	N04°38'47"E	22.36'	42	S80°37'35"W	31.12'
11	N37°15'33"W	23.56'	27	N11°35'48"E	13.84'	43	S88°45'51"W	24.36'
12	N42°12'04"W	20.94'	28	N59°16'21"E	29.54'	44	S86°04'30"W	52.79'
13	N54°32'10"W	22.64'	29	N54°54'08"E	33.27'	45	N80°47'32"W	216.72'
14	N48°12'05"W	26.71'	30	S74°09'07"E	27.98'	46	S47°24'57"W	64.73'
15	N43°24'04"W	26.08'	31	N34°24'24"E	12.62'	47	S70°49'04"W	45.55'
16	N70°55'03"W	51.15'	32	N10°27'56"E	26.17'	48	S48°43'21"W	197.54'



**TILDEN STATION**  
SECTION 20, TOWNSHIP 47S, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MO

DATE	DESCRIPTION
DECEMBER 2, 2024	PRELIMINARY PLAT PLAN
PROJECT NO. 2450015	SHEET NAME
SHEET NO. C02	

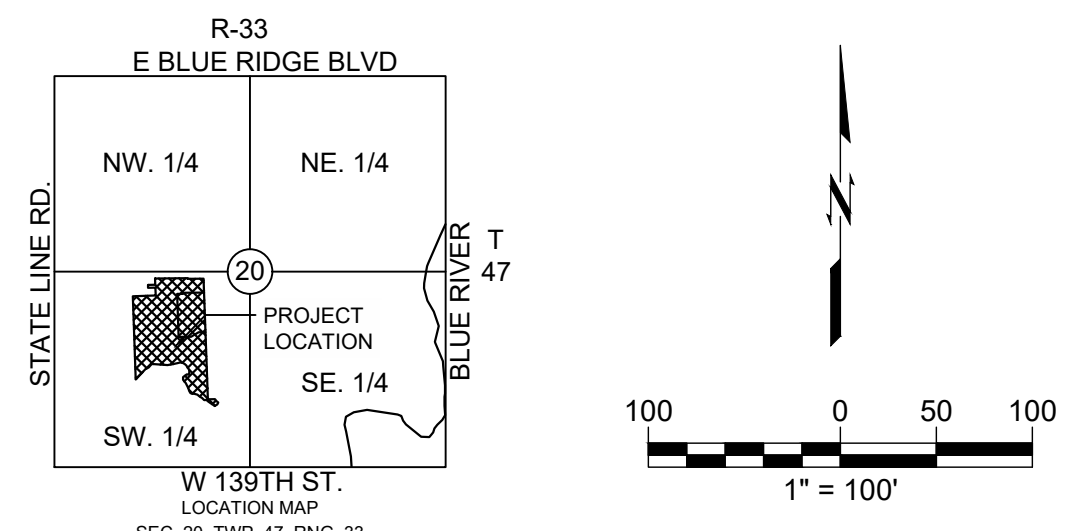
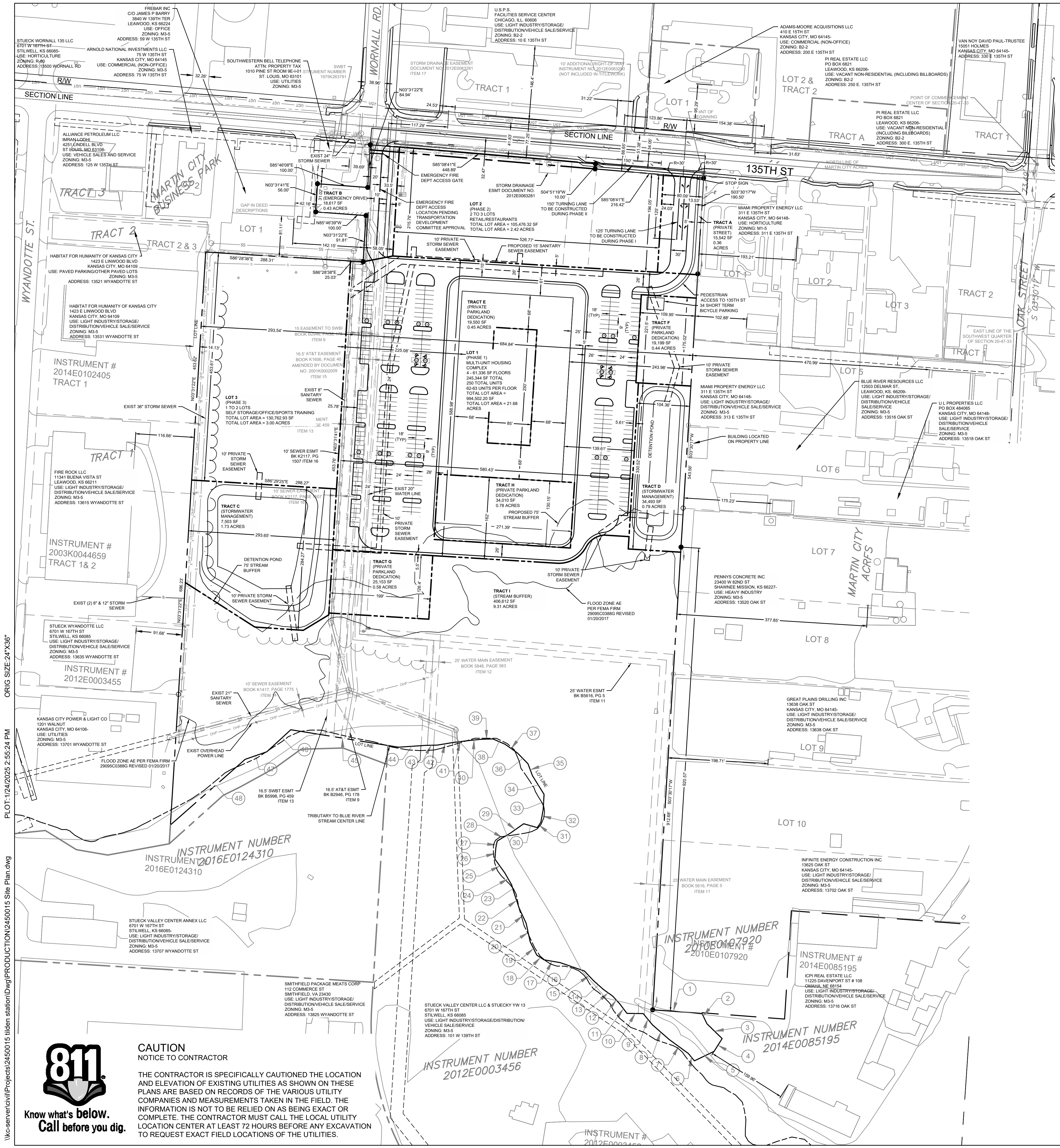


**CAUTION NOTICE TO CONTRACTOR**

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ORIG. SIZE: 24" X 36"  
PLOT: 1/24/2025 2:55:15 PM  
\\c-server\civil\Projects\2450015 Tilden Station\DWG\PRODUCTION\2450015 Plat Plan.dwg





- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY IS M-3.5 AND ALL LOTS ARE PROPOSED TO BE REZONED TO UR.
  - THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
  - THE EXISTING RIGHT-OF-WAY ALONG THE NORTH SIDE OF THE SITE IS 43,769.17 SF (1.00 ACRES). THIS AREA INCLUDES THE FULL WIDTH OF RIGHT-OF-WAY ALONG 135TH ST.
  - NO ADDITIONAL RIGHT-OF-WAY IS PROPOSED AS PART OF THIS PROJECT.
  - LOT 1 IS PROPOSED TO BE A 4-FLOOR MULTI-UNIT HOUSING COMPLEX. LOT 2 IS PROPOSED TO BE A MIXTURE OF 2 TO 3 LOTS WITH RETAIL AND/OR RESTAURANT USES. LOT 3 IS PROPOSED TO BE A MIXTURE OF 1 TO 2 LOTS WITH SELF STORAGE, OFFICE, AND/OR SPORTS TRAINING FACILITIES.
  - THE MULTI-UNIT HOUSING COMPLEX IS PROPOSED TO BE APPROXIMATELY 44' TALL AND WILL HAVE 4 FLOORS. THE HEIGHT AND FLOORS FOR DEVELOPMENTS ON LOTS 2 AND 3 ARE YET TO BE DETERMINED.
  - THE GROSS FLOOR AREA PER FLOOR OF THE MULTI-UNIT HOUSING COMPLEX IS 61,336 SF AND THE TOTAL FLOOR AREA IS 245,344.00 SF. THE TYPE OF DWELLING UNIT IS HOUSEHOLD LIVING AND EACH FLOOR WILL CONSIST OF 62 TO 63 UNITS FOR A TOTAL OF 250 UNITS.
  - THE BUILDING FOOTPRINT COVERAGE FOR ALL LOTS IS ESTIMATED TO BE 105,336.00 SF AND THE FLOOR AREA RATIO IS ESTIMATED TO BE 0.25.
  - THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED BY THE UR AGREEMENT IS 320; HOWEVER, ONLY 250 UNITS ARE BEING PROPOSED.
  - ONE PARKING STALL PER UNIT IS REQUIRED FOR LOT 1 (250 STALLS), THE PROPOSED COUNT IS 333. (TBD FOR LOTS 2 AND 3).
  - SHORT TERM BICYCLE PARKING STALLS WILL BE PROVIDED AT 10% OF TOTAL VEHICULAR PARKING STALLS (34 STALLS REQUIRED / 34 STALLS PROVIDED) AND WILL BE PROVIDED OUTSIDE THE BUILDING. (TBD FOR LOTS 2 AND 3).
  - LONG TERM BICYCLE PARKING STALLS WILL BE PROVIDED AT 1 STALL PER 3 APARTMENT DWELLINGS (84 STALLS REQUIRED/PROVIDED). THE STALLS WILL BE PROVIDED IN A SECURE AND PROTECTED AREA, EXACT LOCATION TO BE DETERMINED. (TBD FOR LOTS 2 AND 3).
  - REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

**LEGAL DESCRIPTION:**

A tract of land situated in the Southwest Quarter of Section 20, Township 47, Range 33, in Kansas City, Jackson County, Missouri described as follows: Commencing at the Northeast corner of said Southwest Quarter-Section; Thence South 3°30'17" West, along the East line of said Quarter-Section, a distance of 73.49 feet to a point on the former South Right-of-Way of 150 Highway as shown on the plat of MARTIN CITY ACRES, a subdivision in said City and State; Thence North 85°08'41" West, along said former Right-of-Way, a distance of 680.13 feet to the Northwest corner of Lot 1, MARTIN CITY ACRES; Thence South 3°30'17" West, along the West boundary of said subdivision, a distance of 10.00 feet to the Point of Beginning; Thence continuing South 3°30'17" West, along said West boundary, a distance of 1654.64 feet to a point 337.89 feet South of the Southwest corner of said plat; Thence South 85°46'08" East, parallel to the North line of said Southwest Quarter-Section, a distance of 98.16 feet to the former centerline of a creek; Thence South 25°46'08" East, a distance of 22.89 feet; this and the following three (3) courses being along said former centerline; Thence South 46°46'08" East, a distance of 42.00 feet; Thence South 32°13'52" West, a distance of 30.00 feet; Thence South 64°13'52" West, a distance of 43.39 feet to the centerline of Storm Creek; Thence North 39°17'23" West, a distance of 18.92 feet; this and the following thirty-nine (39) courses being along said centerline; Thence North 53°52'45" West, a distance of 47.50 feet; Thence North 48°47'16" West, a distance of 44.21 feet; Thence North 39°20'51" West, a distance of 28.51 feet; Thence North 89°11'08" West, a distance of 32.22 feet; Thence North 37°15'33" West, a distance of 23.56 feet; Thence North 42°2'20" West, a distance of 20.94 feet; Thence North 54°32'10" West, a distance of 22.64 feet; Thence North 48°12'05" West, a distance of 26.71 feet; Thence North 43°24'04" West, a distance of 26.08 feet; Thence North 70°55'03" West, a distance of 51.15 feet; Thence North 80°10'19" West, a distance of 32.61 feet; Thence North 56°34'11" West, a distance of 16.93 feet; Thence North 26°29'17" West, a distance of 23.32 feet; Thence North 12°19'35" West, a distance of 37.78 feet; Thence North 24°44'02" West, a distance of 33.06 feet; Thence North 18°35'47" West, a distance of 32.42 feet; Thence North 16°32'27" West, a distance of 16.62 feet; Thence North 30°05'42" West, a distance of 27.14 feet; Thence North 35°31'43" West, a distance of 33.67 feet; Thence North 04°38'47" East, a distance of 22.36 feet; Thence North 11°35'48" East, a distance of 13.84 feet; Thence North 59°16'21" East, a distance of 29.54 feet; Thence North 54°04'30" West, a distance of 52.79 feet; Thence South 74°09'07" East, a distance of 27.98 feet; Thence North 34°24'24" East, a distance of 12.62 feet; Thence North 10°27'56" East, a distance of 26.17 feet; Thence North 03°06'35" East, a distance of 29.96 feet; Thence North 31°53'09" West, a distance of 43.54 feet; Thence North 20°38'57" West, a distance of 25.32 feet; Thence North 44°11'09" West, a distance of 29.91 feet; Thence North 86°29'58" West, a distance of 26.27 feet; Thence North 88°04'17" West, a distance of 24.88 feet; Thence North 83°56'55" West, a distance of 25.38 feet; Thence North 82°55'57" West, a distance of 29.91 feet; Thence South 80°37'35" West, a distance of 31.12 feet; Thence South 86°04'30" West, a distance of 52.79 feet; Thence South 88°04'30" West, a distance of 52.79 feet; Thence North 80°47'32" West, a distance of 216.72 feet; Thence South 47°24'57" West, a distance of 64.73 feet; Thence South 70°49'04" West, a distance of 45.55 feet; Thence South 48°43'21" West, a distance of 197.54 feet to a point on a line 350.00 feet East of and parallel to the centerline of Wyandotte Street; Thence North 3°31'22" East, along said parallel line, a distance of 1139.85 feet to a point on the South boundary of MARTIN CITY BUSINESS PARK, a subdivision in said City and State; Thence South 86°28'38" East, a distance of 313.34 feet to a point on the West line of the Northeast Quarter of said Southwest Quarter-Section, this and the following three (3) courses being along said plat; Thence North 3°31'22" East, a distance of 91.80 feet; Thence North 85°46'08" West, parallel to the North line of said Southwest Quarter-Section, a distance of 100.00 feet; Thence North 3°31'22" East, a distance of 56.00 feet to the Southwest corner of a tract of land described in Book B5513 at Page 59; Thence South 85°46'08" East, along said tract, a distance of 100.00 feet to a point on said West line of the Northeast Quarter of said Southwest Quarter-Section; Thence North 3°31'22" East, along said West line, a distance of 84.94 feet to a point on the South Right-of-Way of 150 Highway, said point being 59.06 feet South of the North line of said Southwest Quarter-Section; Thence South 85°08'41" East, along said Right-of-Way, a distance of 448.89 feet; Thence South 45°11'19" West, along said Right-of-Way, a distance of 10.00 feet; Thence South 85°08'41" East, along said Right-of-Way, a distance of 216.42 feet to the Point of Beginning.

1	S85°46'08"E	98.16'	17	N80°10'19"W	32.61'	33	N03°06'35"E	29.96'
2	S25°46'08"E	22.89'	18	N56°34'11"W	16.93'	34	N31°53'09"W	43.54'
3	S46°46'08"E	42.00'	19	N26°29'17"W	29.32'	35	N20°38'57"W	25.32'
4	S32°13'52"W	30.00'	20	N12°19'35"W	37.78'	36	N44°11'09"W	29.91'
5	S64°13'52"W	43.39'	21	N24°44'02"W	33.06'	37	N54°49'17"W	30.26'
6	N39°17'23"W	18.92'	22	N18°35'47"W	32.42'	38	N66°29'58"W	26.27'
7	N53°52'45"W	47.50'	23	N16°32'27"W	16.62'	39	S88°04'17"W	24.88'
8	N48°47'16"W	44.21'	24	N30°05'42"W	27.14'	40	S83°56'55"W	25.38'
9	N39°20'51"W	28.51'	25	N35°31'43"W	33.67'	41	S82°55'57"W	29.91'
10	N89°11'08"W	32.22'	26	N04°38'47"E	22.36'	42	S80°37'35"W	31.12'
11	N37°15'33"W	23.56'	27	N11°35'48"E	13.84'	43	S88°45'51"W	24.36'
12	N42°2'20"W	20.94'	28	N59°16'21"E	29.54'	44	S86°04'30"W	52.79'
13	N54°32'10"W	22.64'	29	N54°54'08"E	33.27'	45	N80°47'32"W	216.72'
14	N48°12'05"W	26.71'	30	S74°09'07"E	27.98'	46	S47°24'57"W	64.73'
15	N43°24'04"W	26.08'	31	N34°24'24"E	12.62'	47	S70°49'04"W	45.55'
16	N70°55'03"W	51.15'	32	N10°27'56"E	26.17'	48	S48°43'21"W	197.54'

wallace design collective  
 wallace design collective, pc  
 structural-civil-landscape survey  
 1703 wyandotte street, suite 200  
 kansas city, missouri 64108  
 816.421.8282  
 missouri #001268  
 exp: 12-31-25

**TILDEN STATION**  
 SECTION 20, TOWNSHIP 47S, RANGE 33W  
 IN KANSAS CITY, JACKSON COUNTY, MO

DATE	DESCRIPTION	REV
DECEMBER 2, 2024	PROJECT NO. 2450015	
	SHEET NAME	

**SITE PLAN**  
 SHEET NO. **C03**

**KANSAS CITY MISSOURI** City Plan Commission  
 Approved Subject to Conditions  
 of Case No. CD-CPC-2024-00156 on 12/18/2024

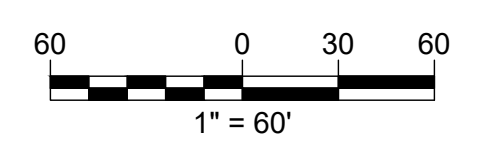
*Jane Gabriel*  
 Secretary of the City Plan Commission

**811**  
 Know what's below.  
 Call before you dig.

**CAUTION NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.





- GENERAL NOTES:**
- EXISTING ZONING OF PROPERTY IS M3-5 AND ALL LOTS ARE PROPOSED TO BE REZONED TO UR.
  - THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
  - THE MULTI-UNIT HOUSING COMPLEX HAS AN APPROXIMATE HEIGHT OF 44'.
  - REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

LEGEND	
	PROPERTY LINE
	PROP MAJOR CONTOUR
	PROP MINOR CONTOUR
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	GRADING LIMITS



**CAUTION  
NOTICE TO CONTRACTOR**

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**KANSAS CITY MISSOURI**

**City Plan Commission**  
 Approved Subject to Conditions  
 of Case No. CD-CPC-2024-00156 on 12/18/2024

*Sara Gabriel*  
 Sara Cooperland, Mayor  
 Secretary of the City Plan Commission

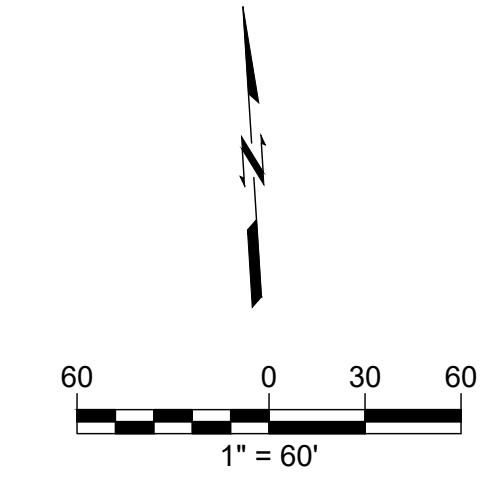
**TILDEN STATION**  
 SECTION 20, TOWNSHIP 47S, RANGE 33W  
 IN KANSAS CITY, JACKSON COUNTY, MO

REV	DESCRIPTION	DATE

DATE: DECEMBER 2, 2024  
 PROJECT NO.: 2450015  
 SHEET NAME: GRADING PLAN  
 SHEET NO.: **C04**







- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY IS M3-5 AND ALL LOTS ARE PROPOSED TO BE REZONED TO UR.
  - THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
  - LOT 1 IS PROPOSED TO BE A 4 - FLOOR MULTI-UNIT HOUSING COMPLEX. LOT 2 IS PROPOSED TO BE A MIXTURE OF 2 TO 3 LOTS WITH RETAIL AND/OR RESTAURANT USES. LOT 3 IS PROPOSED TO BE A MIXTURE OF 1 TO 2 LOTS WITH SELF STORAGE, OFFICE, AND/OR SPORTS TRAINING FACILITIES.
  - LOT 1 WILL HAVE A WATER LOOP FOR FIRE PROTECTION AND DOMESTIC WATER SERVICE. THE LOOP WILL TIE TO AN EXISTING STUB OFF OF AN EXISTING 12" MAIN THAT RUNS THROUGH THE SITE NORTH TO SOUTH. LOT 3 WILL ALSO RECEIVE WATER SERVICE FROM THE EXISTING STUB. LOT 2 WILL RECEIVE WATER SERVICE FROM AN EXISTING WATER MAIN LOCATED ON THE NORTH SIDE OF EAST 135TH STREET.
  - SANITARY SEWER SERVICE FOR LOTS 1 AND 3 WILL BE DIRECTLY CONNECTED TO AN EXISTING 8" LINE THAT RUNS ADJACENT TO BOTH LOTS NORTH TO SOUTH. FOR LOT 2 SERVICE CONNECTIONS WE ARE PROPOSING TO RUN A MAIN EXTENSION ALONG THE SOUTH SIDE OF LOT 2. THIS WILL ALLOW FUTURE SUBDIVIDED LOTS ON LOT 2 TO TIE IN SERVICE LINES.
  - REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

**TILDEN STATION**  
SECTION 20, TOWNSHIP 47S, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MO

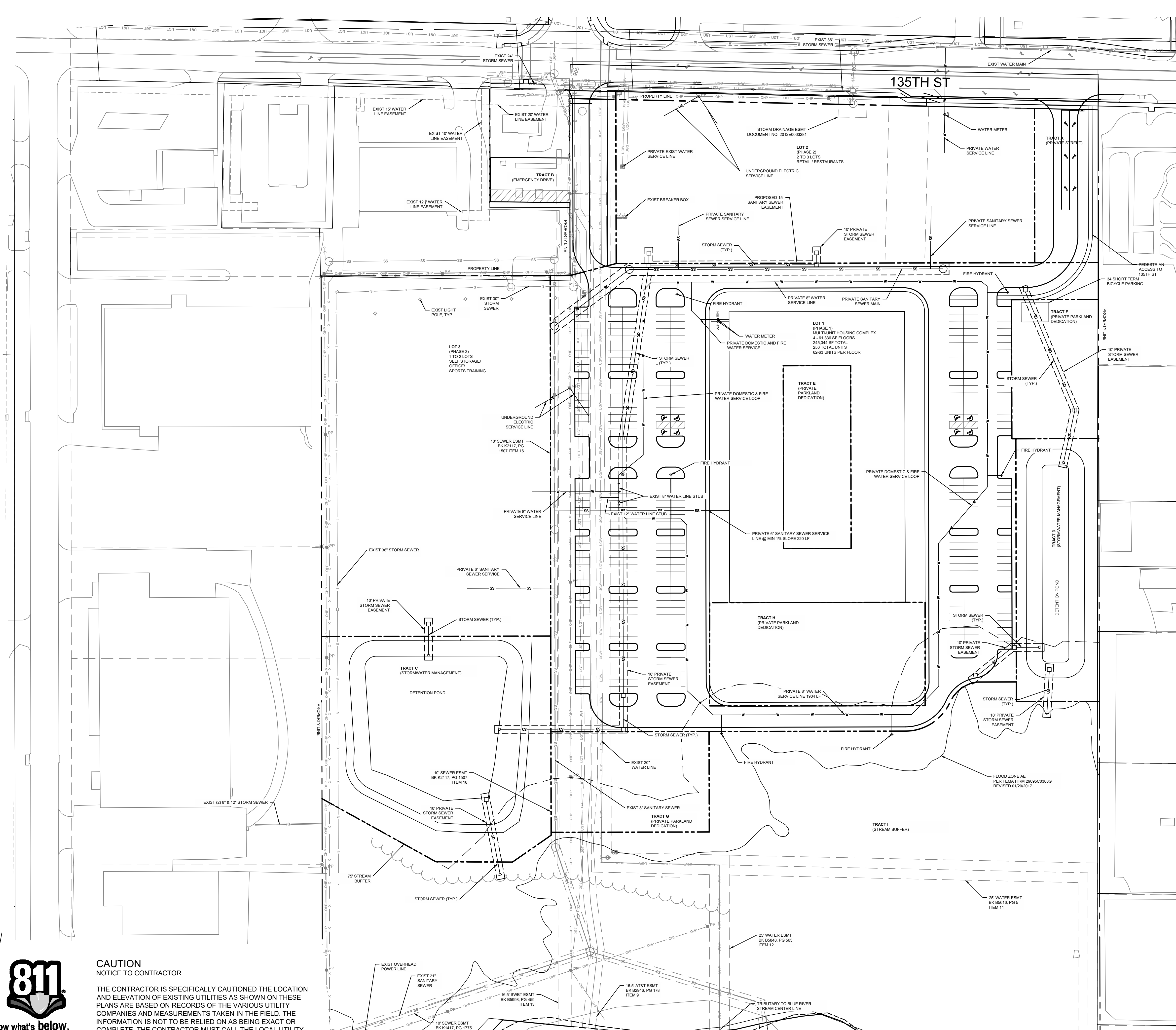
REV	DATE	DESCRIPTION

DATE: DECEMBER 2, 2024  
PROJECT NO.: 2450015  
SHEET NAME: UTILITY PLAN  
SHEET NO.: **C05**

**KANSAS CITY MISSOURI**

**City Plan Commission**  
Approved Subject to Conditions  
of Case No. **CD-CPC-2024-00156** on **12/18/2024**

*Sara Gabriel*  
Sara Gabriel, Mayor  
Secretary of the City Plan Commission



**CAUTION**  
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\\ks-server\civil\Projects\2450015 Tilden Station\DWG\PRODUCTION\2450015 UtilityPlan.dwg PLOT:1/24/2025 2:55:44 PM ORIG SIZE:24"x36"



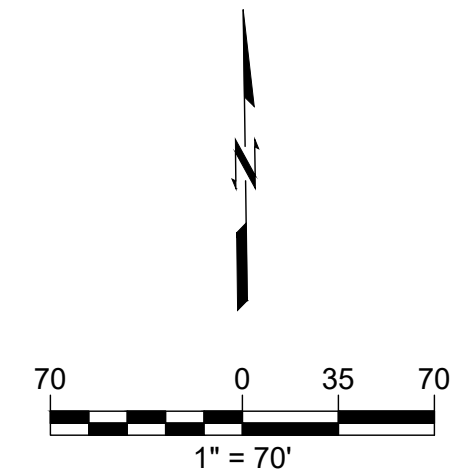
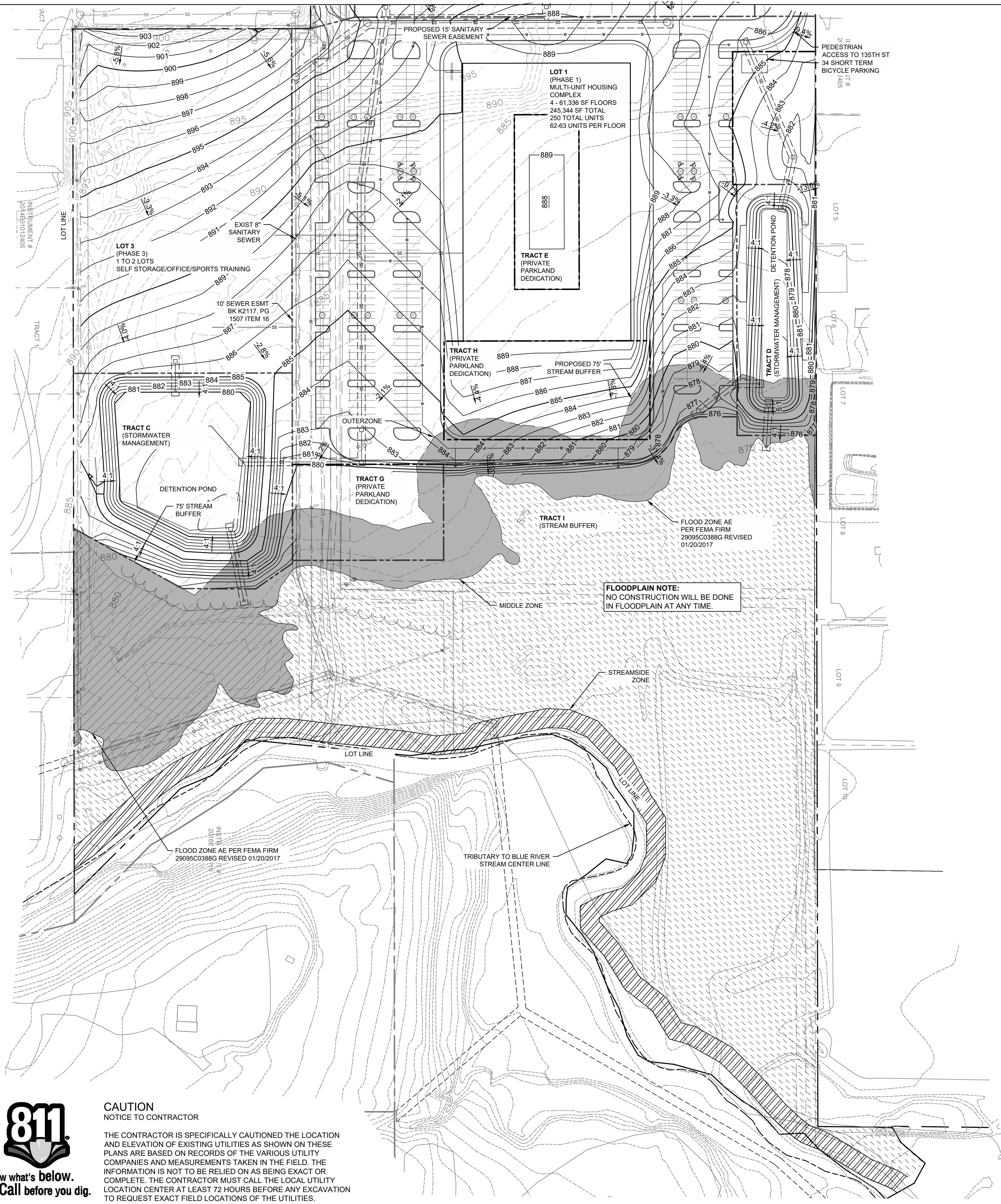








\\ks-server\civil\Projects\2450015 Tilden Station\DWG\PRODUCTION\2450015 STREAM BUFFER PLAN.dwg PLOT:1/24/2025 2:56:15 PM ORIG SIZE:24"X36"



Stream Buffer Zone	Total Area (SF)	Total Area (AC)	Disturbed Area (SF)	% Disturbed
Stream Side Zone	40,783	0.94	0	0
Middle Zone	312,237	7.17	0	0
Outer Zone	138,445	3.18	55,102	39.8%
<b>Total</b>	<b>491,465</b>	<b>11.28</b>		
		<b>Total Less Disturbed Area (SF)</b>	436,363	
		<b>Total Less Disturbed Area (AC)</b>	10.02	

**LEGEND**

- STREAMSIDE ZONE
- MIDDLE ZONE
- OUTER ZONE
- MATURE RIPARIAN VEGETATION ADJACENT TO MIDDLE ZONE

- GENERAL NOTES:**
- NO CONSTRUCTION WILL BE DONE IN FLOOD ZONE AE PER FEMA FIRM 29095C0388G.
  - DISTURBED AREA WITHIN OUTER ZONE IS LESS THAN 40%.

**FLOODPLAIN NOTE:**  
NO CONSTRUCTION WILL BE DONE IN FLOODPLAIN AT ANY TIME.

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**KANSAS CITY MISSOURI**

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

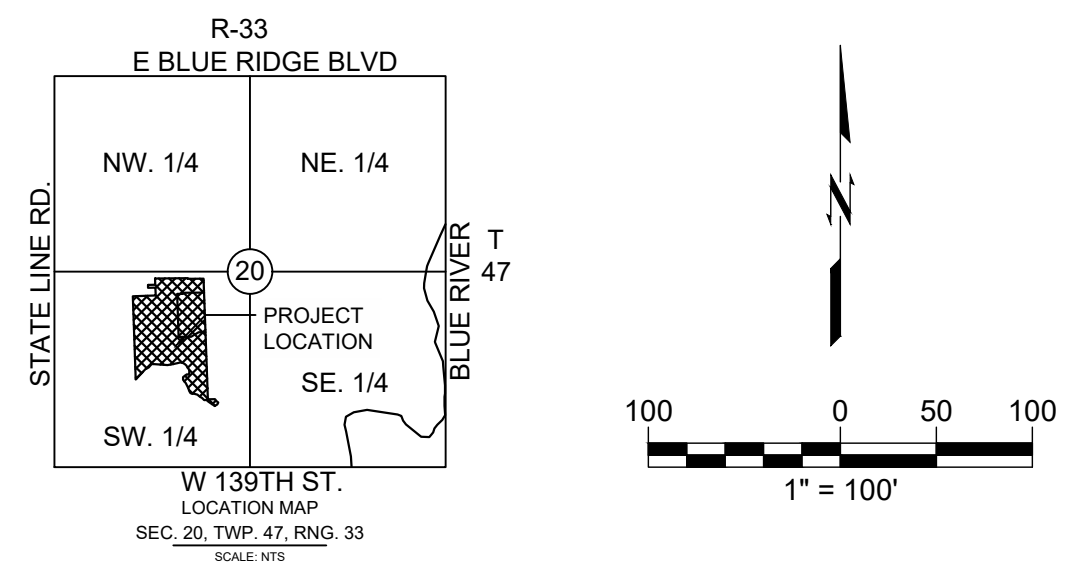
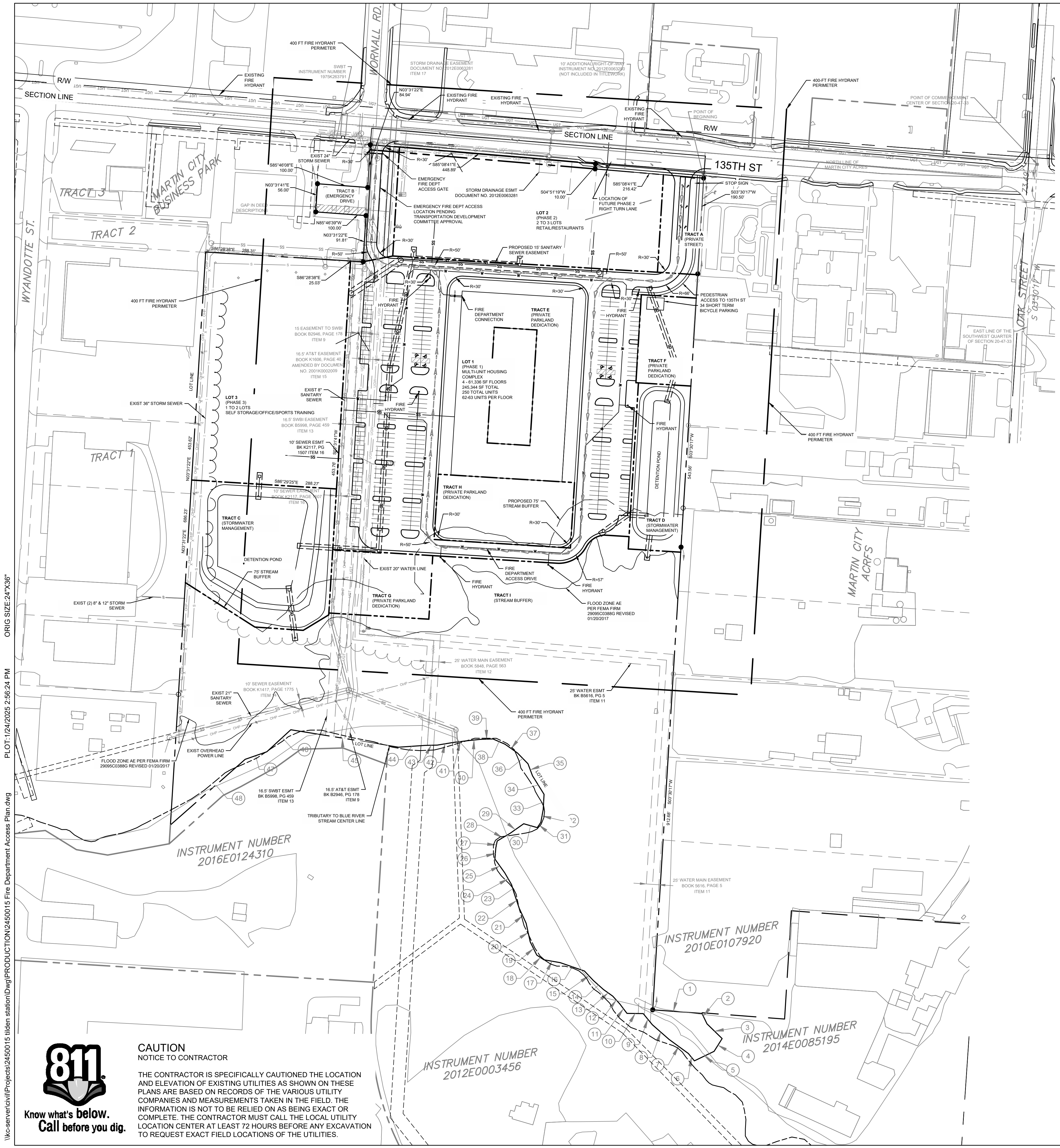
wallace design collective  
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exp: 12-31-25

**TILDEN STATION**  
SECTION 20, TOWNSHIP 47S, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MO

REV	DESCRIPTION	DATE

DATE: DECEMBER 2, 2024  
PROJECT NO.: 2450015  
SHEET NAME: STREAM BUFFER PLAN  
SHEET NO.: C08





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 structural-civil-landscape survey  
 1703 wyandotte street, suite 200  
 kansas city, missouri 64108  
 816.421.8282  
 missouri #001268  
 exp: 12-31-25

# TILDEN STATION

SECTION 20, TOWNSHIP 47S, RANGE 33W  
 IN KANSAS CITY, JACKSON COUNTY, MO

REV	DESCRIPTION	DATE

DATE: DECEMBER 2, 2024  
 PROJECT NO.: 2450015  
 SHEET NAME: FIRE DEPARTMENT ACCESS PLAN  
 SHEET NO.: C09

ORIG SIZE: 24"X36"  
 PLOT: 1/24/2025 2:56:24 PM  
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**CAUTION**  
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