LEGEND

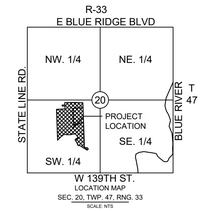
LINETYPES

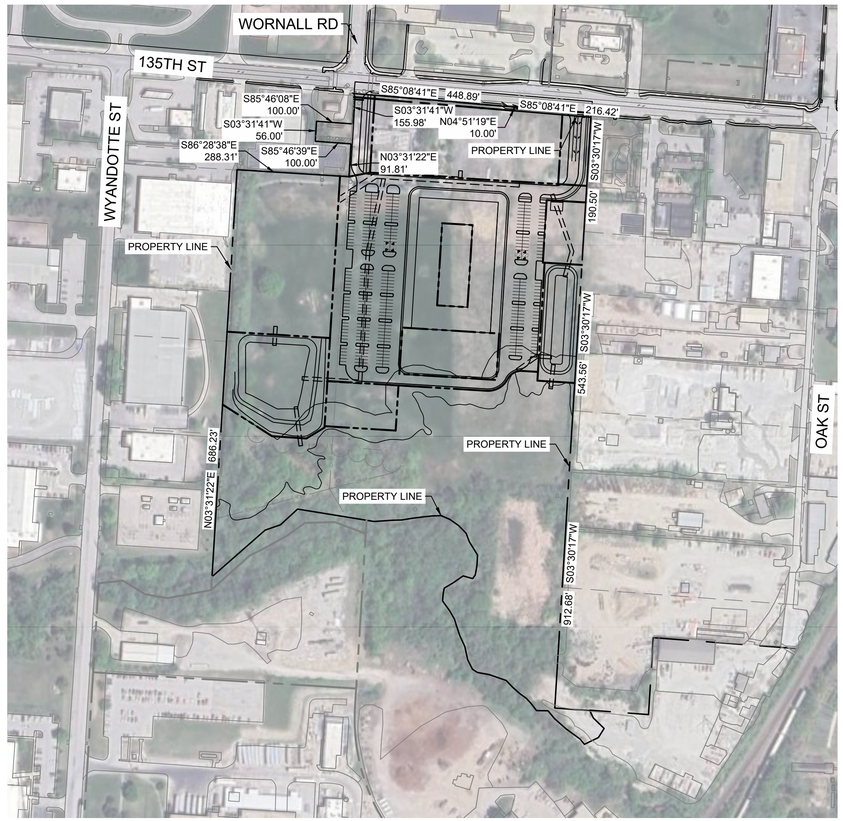
- CENTERLINE
- SILT FENCE
- LIMITS OF CONSTRUCTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT
- FENCE
- PROPERTY LINE
- LOT LINE
- BUILDING SETBACK
- FIBER OPTIC
- OVERHEAD COMMUNICATION
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- NATURAL GAS
- SEWER FORCE MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- DRAINAGE AREA, MAJOR
- DRAINAGE AREA, MINOR
- DRAINAGE FLOW PATH
- STORM DRAINAGE PIPE
- FIRE LINE
- WATER LINE
- WATER SERVICE LINE
- IRRIGATION LINE

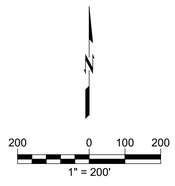
SYMBOLS

- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- A/C UNIT
- ELECTRIC MANHOLE
- GAS METER
- GAS VALVE
- OIL/GAS WELLHEAD
- VENT PIPE
- PIPELINE MARKER
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- DOWNSPOUT
- ROOF DRAIN
- STORM DRAIN MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SHUT-OFF VALVE
- SPRINKLER HEAD
- WATER METER
- WATER VALVE
- YARD HYDRANT
- PIPE BOLLARD
- BENCHMARK
- ACCESSIBLE PARKING
- MAILBOX
- MONITORING WELL
- POTHOLE
- SIGN

TILDEN STATION
UR REZONING & PRELIMINARY PLAN
SECTION 20, TOWNSHIP 47S, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MO







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)
Proposed Use(s)	Required	Provided	Required	Provided	
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.

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.

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@RCDREALESTATE.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

KANSAS CITY MISSOURI
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00156 on 12/18/2024
Sara Copeland, FAICP
Secretary of the City Plan Commission

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

NOT FOR CONSTRUCTION

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
COVER SHEET
SHEET NO.
C01

ORIG SIZE:24"X36"
PLOT:1/24/2025 2:55:05 PM
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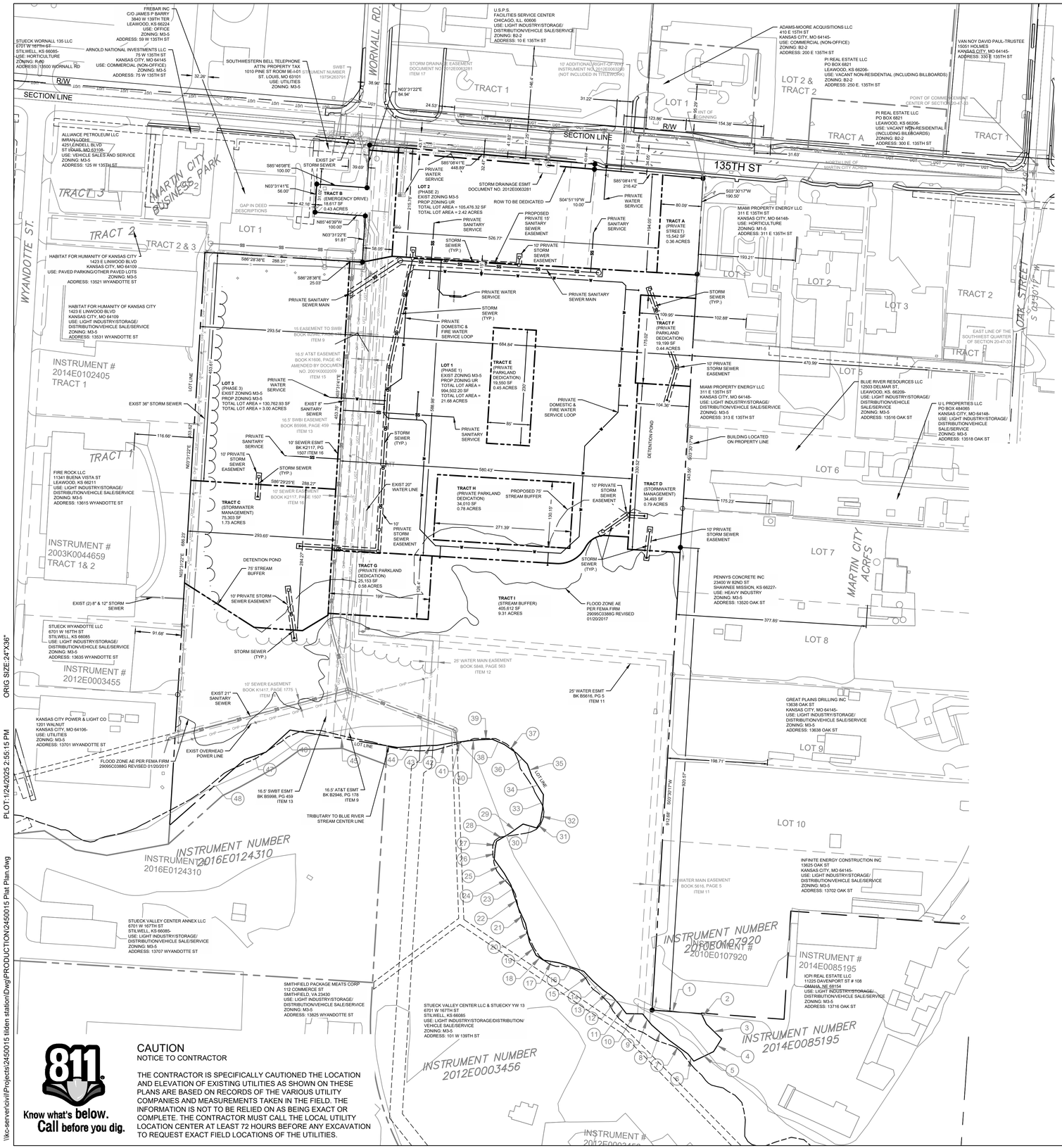
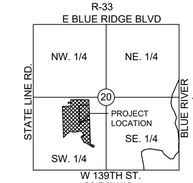
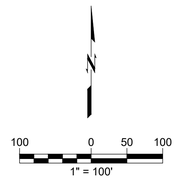


City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2024-00156** on **12/18/2024**

Sara Gabriel
Secretary of the City Plan Commission





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:

1. EXISTING ZONING OF PROPERTY IS M3-5 AND LOTS 1 AND 2 ARE PROPOSED TO BE REZONED TO UR.
2. THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
3. 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.
4. REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

LOT 1
(PHASE 1)
EXIST ZONING M3-5
PROP ZONING UR
TOTAL LOT AREA = 994,502.20 SF
EXIST & PROP STREET ROW = 0
NET LOT AREA = 994,502.20 SF
MULTI-UNIT HOUSING COMPLEX
4 FLOORS; HEIGHT TBD
GROSS FLOOR AREA = 61,336 SF
TOTAL FLOOR AREA = 245,344 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 PER DWELLING = 1
PARKING STALLS REQUIRED = 250
PARKING STALLS PROVIDED = 333
SHORT TERM BICYCLE SPACES REQ'D = 10% OF PARKING STALLS
LONG TERM BICYCLE SPACES REQ'D = 1 PER 3 DWELLING UNITS
SHORT TERM SPACES REQ'D = 34; PROVIDED = 34
LONG TERM SPACES REQD = 84; PROVIDED = 84

LOT 2
(PHASE 2)
EXIST ZONING M3-5
PROP ZONING UR
TOTAL LOT AREA = 105,476.32 SF
EXIST & PROP STREET ROW = 4484.64
NET LOT AREA = 100,989.68 SF
RETAIL/RESTAURANTS
FLOORS TBD; HEIGHT TBD
GROSS FLOOR AREA = 22,000
TOTAL FLOOR AREA = 22,000
TYPE OF DWELLING UNIT = N/A
UNITS PER FLOOR = N/A
TOTAL UNITS = N/A
BUILDING COVERAGE = 22,000
FLOOR AREA RATIO = 0.22
GROSS DENSITY = N/A
NET DENSITY = N/A
PARKING STALLS RATIO TBD
PARKING STALLS REQUIRED = TBD
PARKING STALLS PROVIDED = TBD
SHORT TERM BICYCLE SPACES REQ'D = TBD
LONG TERM BICYCLE SPACES REQ'D = N/A
SHORT TERM SPACES REQ'D = TBD; PROVIDED = TBD
LONG TERM SPACES REQD = N/A; PROVIDED = N/A

LOT 3
(PHASE 3)
EXIST ZONING M3-5
PROP ZONING M3-5
TOTAL LOT AREA = 130,762.93 SF
EXIST & PROP STREET ROW = 0
NET LOT AREA = 130,762.93 SF
SELF STORAGE/OFFICE/SPORTS TRAINING
FLOORS TBD; HEIGHT TBD
GROSS FLOOR AREA = 44,000
TOTAL FLOOR AREA = 44,000
TYPE OF DWELLING UNIT = N/A
UNITS PER FLOOR = N/A
TOTAL UNITS = N/A
BUILDING COVERAGE = 44,000 SF
FLOOR AREA RATIO = 0.34
GROSS DENSITY = N/A
NET DENSITY = N/A
PARKING STALLS RATIO TBD
PARKING STALLS REQUIRED = TBD
PARKING STALLS PROVIDED = TBD
SHORT TERM BICYCLE SPACES REQ'D = TBD
LONG TERM BICYCLE SPACES REQ'D = N/A
SHORT TERM SPACES REQ'D = TBD; PROVIDED = TBD
LONG TERM SPACES REQD = N/A; PROVIDED = N/A

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 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 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°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 54°49'17" West, a distance of 30.26 feet; Thence North 66°29'58" West, a distance of 26.27 feet; Thence South 88°04'17" West, a distance of 24.88 feet; Thence South 83°56'55 West, a distance of 25.38 feet; Thence South 82°55'57" West, a distance of 29.91 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'

CAUTION
NOTICE TO CONTRACTOR

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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

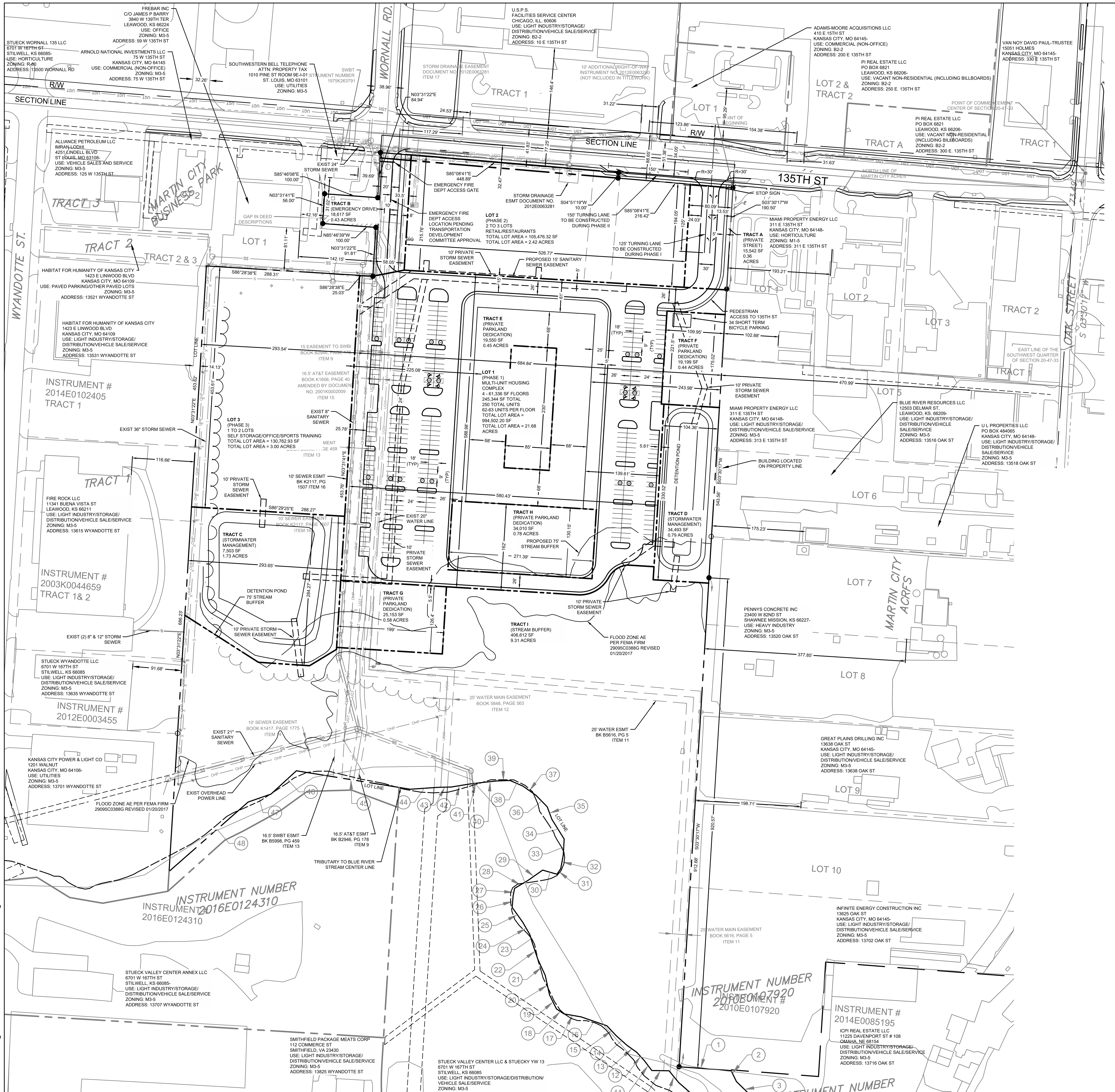
REV	DESCRIPTION	DATE

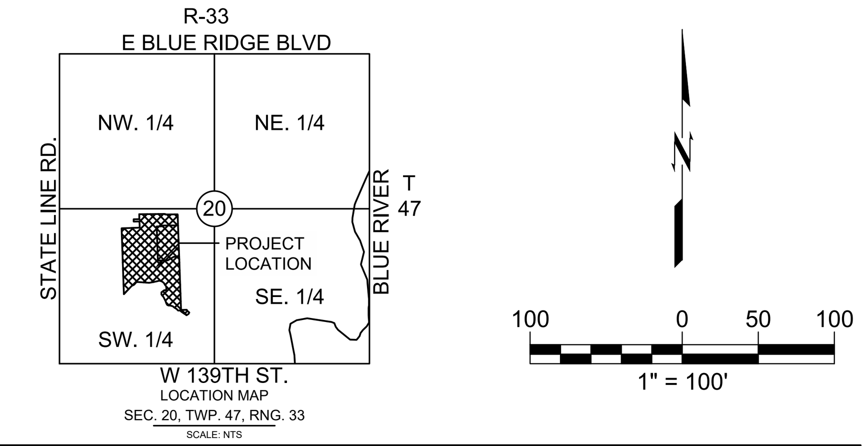
DATE DECEMBER 2, 2024
PROJECT NO. 2450015
SHEET NAME

PRELIMINARY PLAT PLAN

SHEET NO. C02

ORIG SIZE:24"X36"
PLOT:1/24/2025 2:55:15 PM
\\kc-server\civil\Projects\2450015 tilden station\Dwg\PRODUCTION\2450015 Plat Plan.dwg





GENERAL NOTES

1. EXISTING ZONING OF PROPERTY IS M3-5 AND ALL LOTS ARE PROPOSED TO BE REZONED TO UR.
2. THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
3. 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.
4. NO ADDITIONAL RIGHT-OF-WAY IS PROPOSED AS PART OF THS PROJECT.
5. 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.
6. THE MULTI-UNIT HOUSING COMPLEX IS PROPOSED TO BE APPOXIMATELY 44' TALL AND WILL HAVE 4 FLOORS. THE HEIGHT AND FLOORS FOR DEVELOPMENTS ON LOTS 2 AND 3 ARE YET TO BE DETERMINED.
7. 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.
8. 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.
9. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED BY THE UR AGREEMENT IS 320; HOWEVER, ONLY 250 UNITS ARE BEING PROPOSED.
10. ONE PARKING STALL PER UNIT IS REQUIRED FOR LOT 1 (250 STALLS), THE PROPOSED COUNT IS 333. (TBD FOR LOTS 2 AND 3).
11. 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).
12. 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).
13. 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 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 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°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 29.91 feet; Thence North 54°49'17” West, a distance of 30.26 feet; Thence North 66°29'58” West, a distance of 26.27 feet; Thence South 88°04'17” West, a distance of 24.88 feet; Thence South 83°56'55 West, a distance of 25.38 feet; Thence South 82°55'57” West, a distance of 29.91 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'

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CAUTION
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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 Copeland, FAICP
Secretary of the City Plan Commission

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missouri #001268
exp: 12-31-25

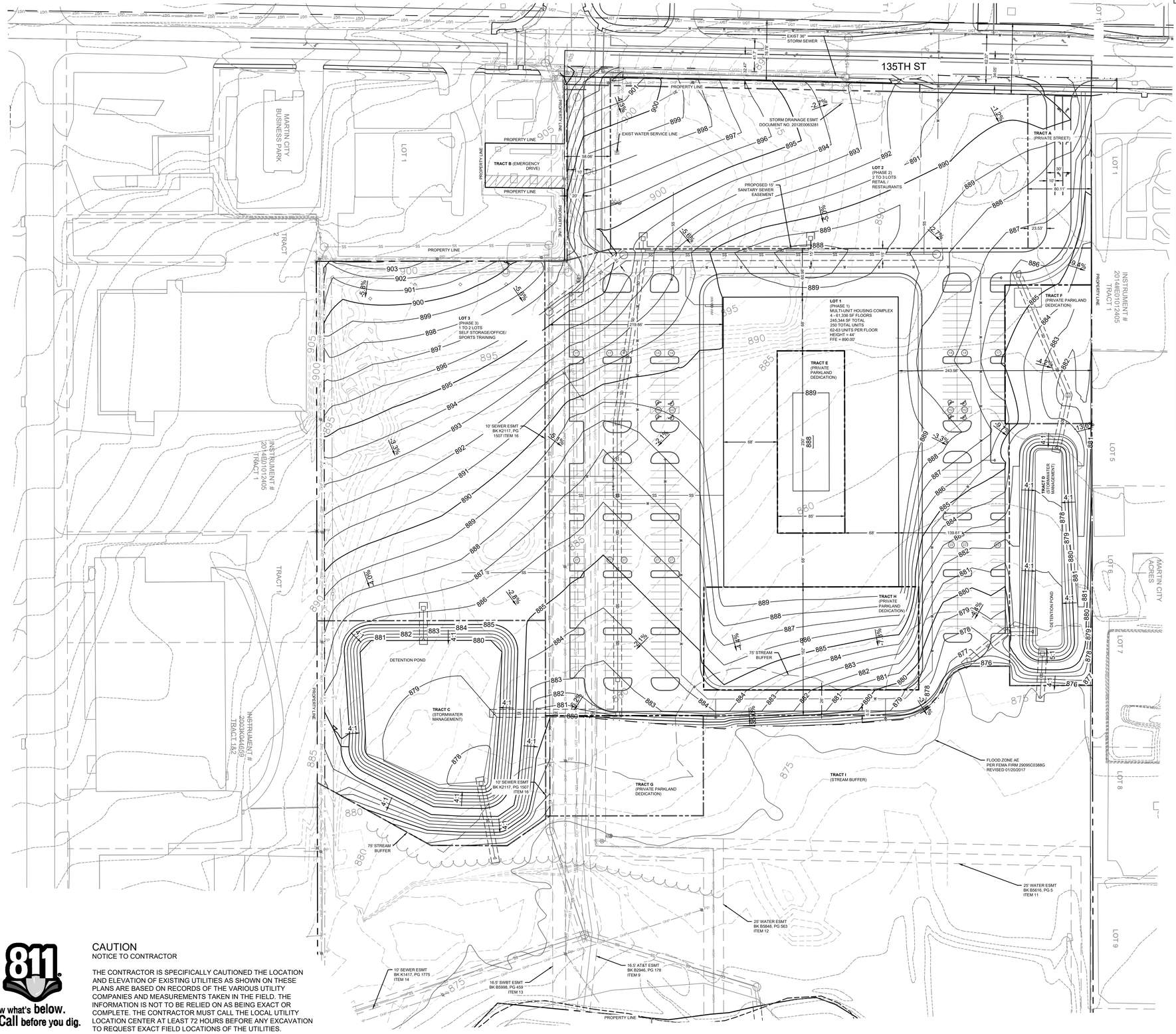
TILDEN STATION

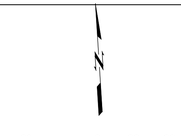
SECTION 20, TOWNSHIP 47S, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MO

REV	DESCRIPTION	DATE

DATE DECEMBER 2, 2024
PROJECT NO. 2450015
SHEET NAME
SITE PLAN
SHEET NO.
C03

ORIG SIZE:24"X36"
PLOT:1/24/2025 2:55:24 PM
\\kc-server\civil\Projects\2450015 tilden station\Dwg\PRODUCTION\2450015 Site Plan.dwg





GENERAL NOTES:

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

LEGEND

- PROPERTY LINE
- 1355 PROP MAJOR CONTOUR
- 1352 PROP MINOR CONTOUR
- 1355 EX MAJOR CONTOUR
- 1352 EX MINOR CONTOUR
- GRADING LIMITS

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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

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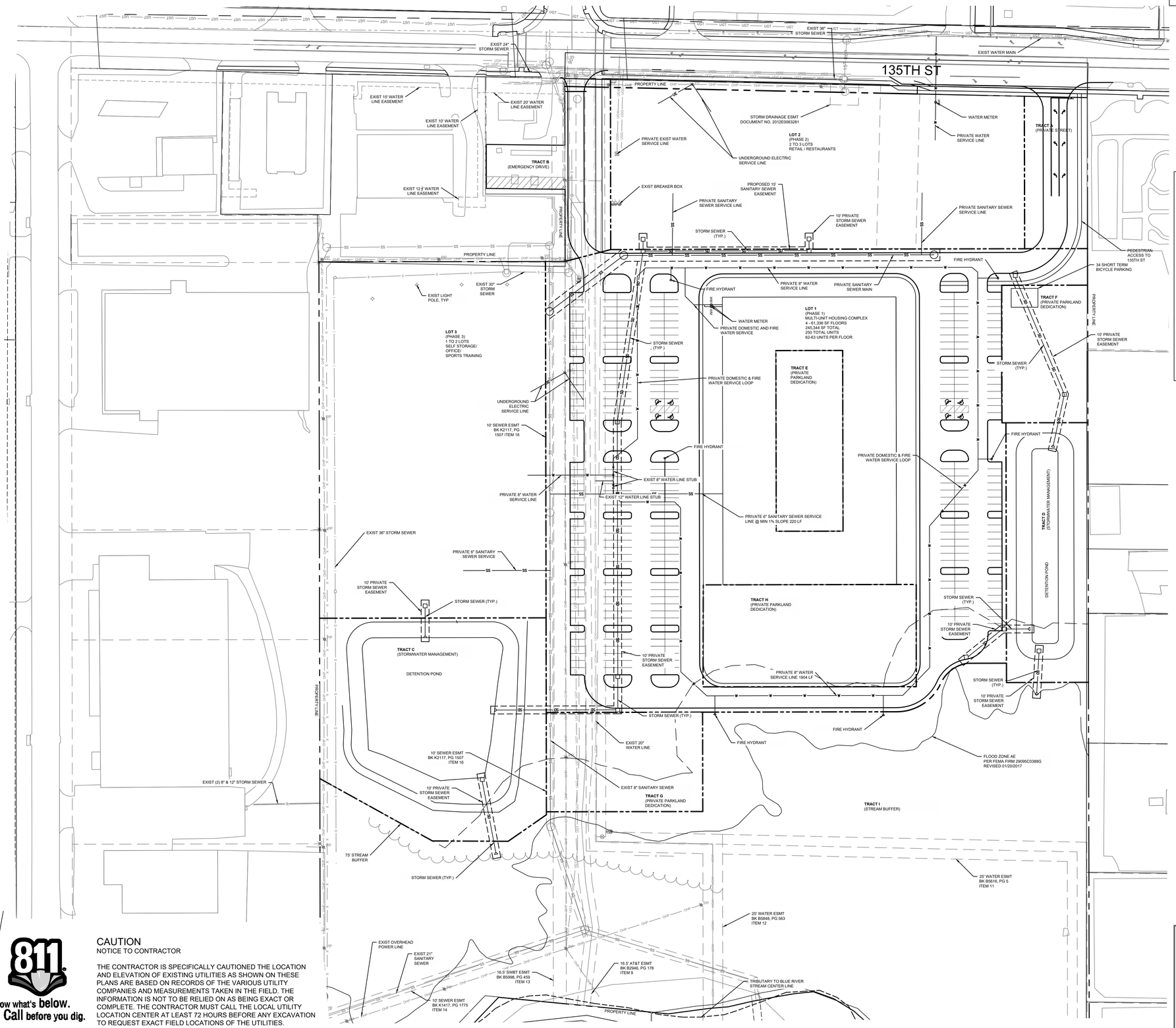

60 0 30 60

1" = 60'

GENERAL NOTES

1. EXISTING ZONING OF PROPERTY IS M3-5 AND ALL LOTS ARE PROPOSED TO BE REZONED TO UR.

2. THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).

3. 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.

4. 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.

5. 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.

6. REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

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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

UTILITY PLAN

SHEET NO.
C05

ORIG SIZE:24"X36"
PLOT: 1/24/2025 2:55:44 PM
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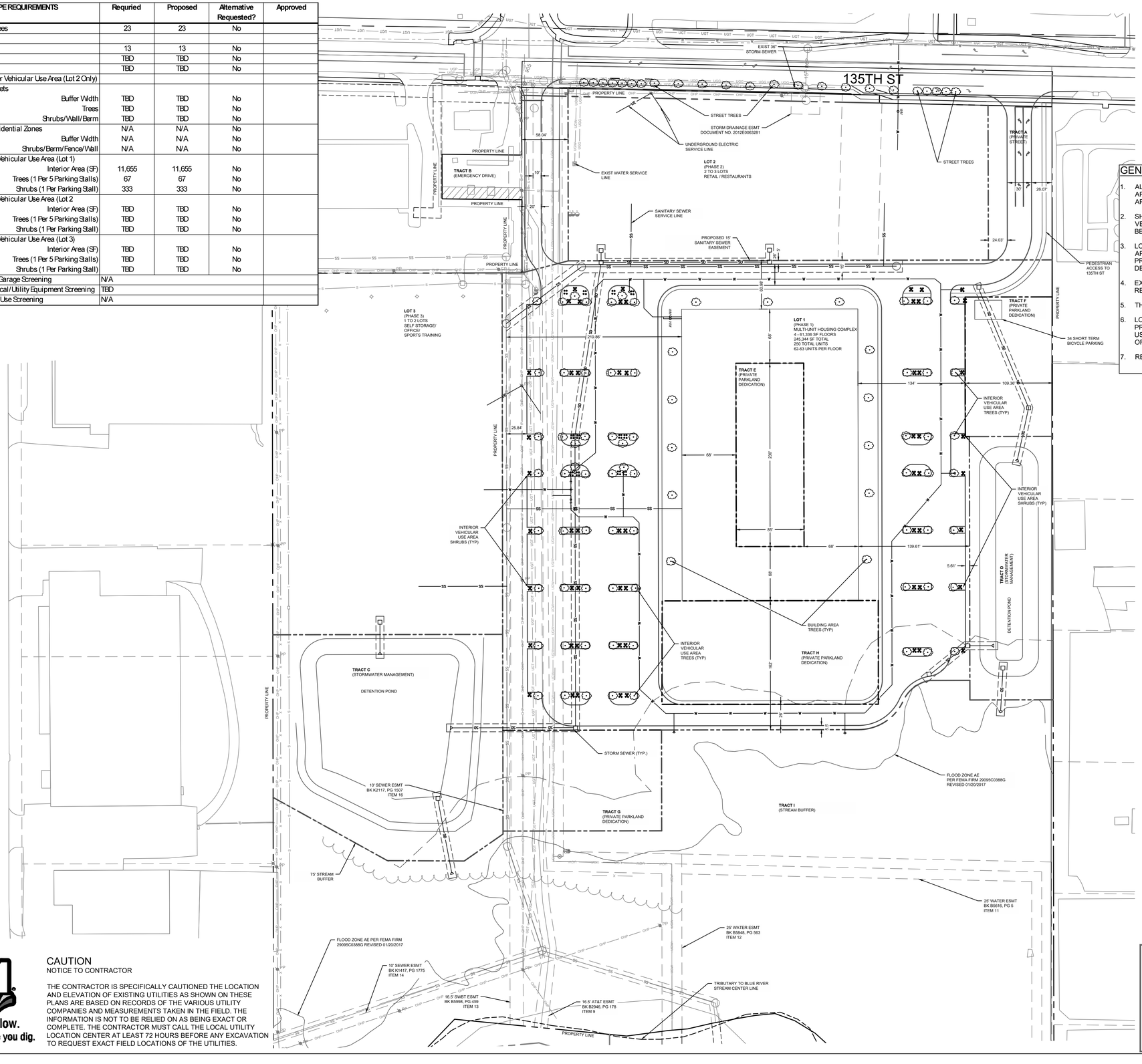
88-425 - LANDSCAPE REQUIREMENTS	Requried	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	23	23	No	
88-425-04 General				
Lot 1	13	13	No	
Lot 2	TBD	TBD	No	
Lot 3	TBD	TBD	No	
88-425-05 Perimeter Vehicular Use Area (Lot 2 Only)				
Adjacent to Streets				
Buffer Width	TBD	TBD	No	
Trees	TBD	TBD	No	
Shrubs/Wall/Berm	TBD	TBD	No	
Adjacent to Residential Zones	N/A	N/A	No	
Buffer Width	N/A	N/A	No	
Shrubs/Berm/Fence/Wall	N/A	N/A	No	
88-425-06 Interior Vehicular Use Area (Lot 1)				
Interior Area (SF)	11,655	11,655	No	
Trees (1 Per 5 Parking Stalls)	67	67	No	
Shrubs (1 Per Parking Stall)	333	333	No	
88-425-06 Interior Vehicular Use Area (Lot 2				
Interior Area (SF)	TBD	TBD	No	
Trees (1 Per 5 Parking Stalls)	TBD	TBD	No	
Shrubs (1 Per Parking Stall)	TBD	TBD	No	
88-425-06 Interior Vehicular Use Area (Lot 3)				
Interior Area (SF)	TBD	TBD	No	
Trees (1 Per 5 Parking Stalls)	TBD	TBD	No	
Shrubs (1 Per Parking Stall)	TBD	TBD	No	
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	TBD			
88-425-09 Outdoor Use Screening	N/A			



GENERAL LANDSCAPING NOTES:

1. ALL STREET TREES, INTERIOR VEHICULAR USE AREA TREES/SHRUBS, AND BUILDING AREA TREES WILL BE SELECTED FROM THE CITY OF KANSAS CITY MISSOURI'S APPROVED SPECIES LIST.
2. 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.
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.
4. EXISTING ZONING OF PROPERTY IS M3-5 AND ALL LOTS ARE PROPOSED TO BE REZONED TO UR.
5. THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
6. 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.
7. REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

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KANSAS CITY MISSOURI

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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

LANDSCAPING PLAN

SHEET NO.
C06

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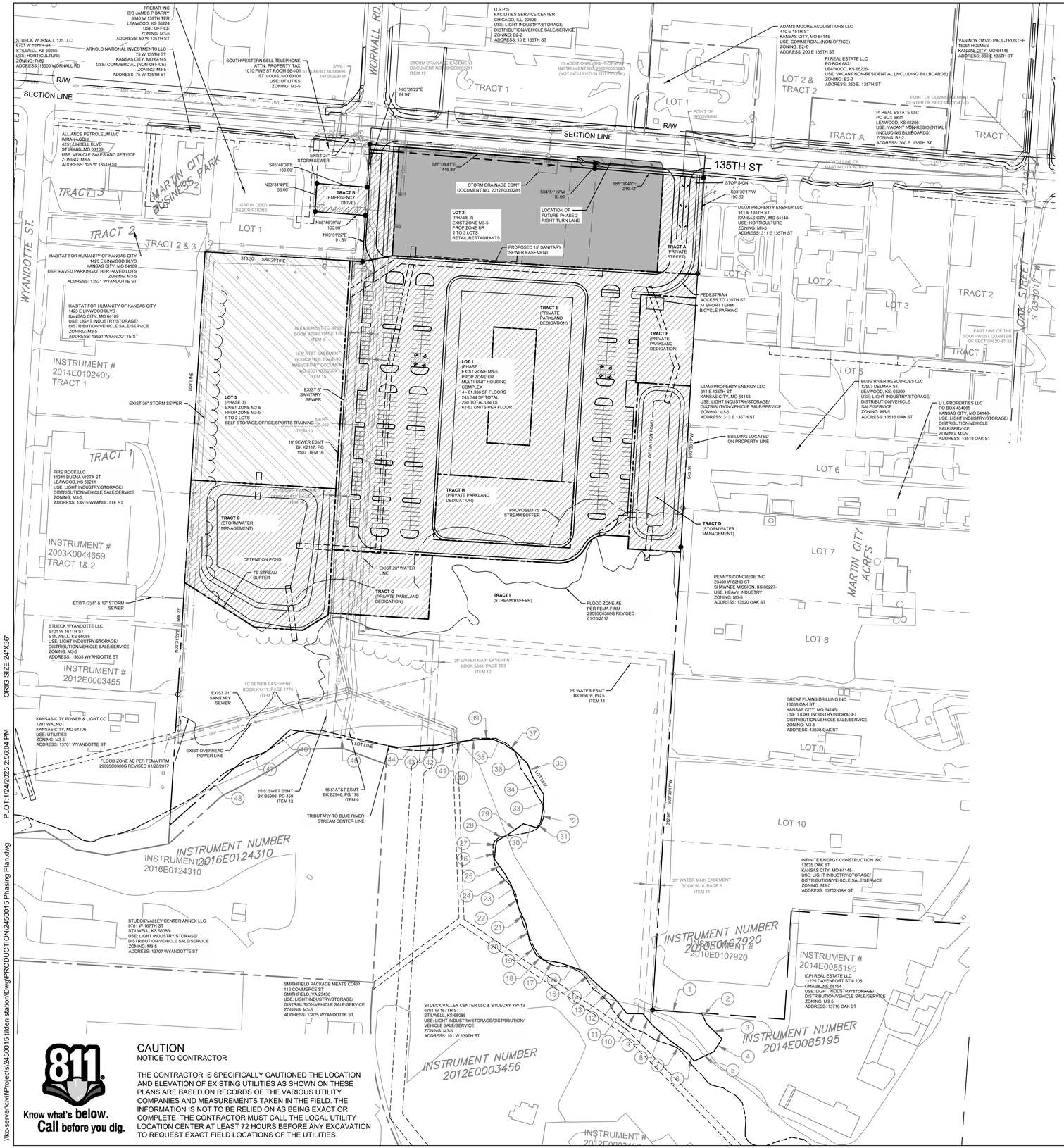

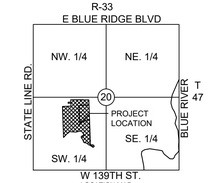

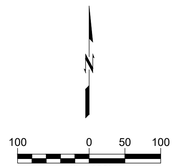

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

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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

PHASING PLAN

SHEET NO.
C07

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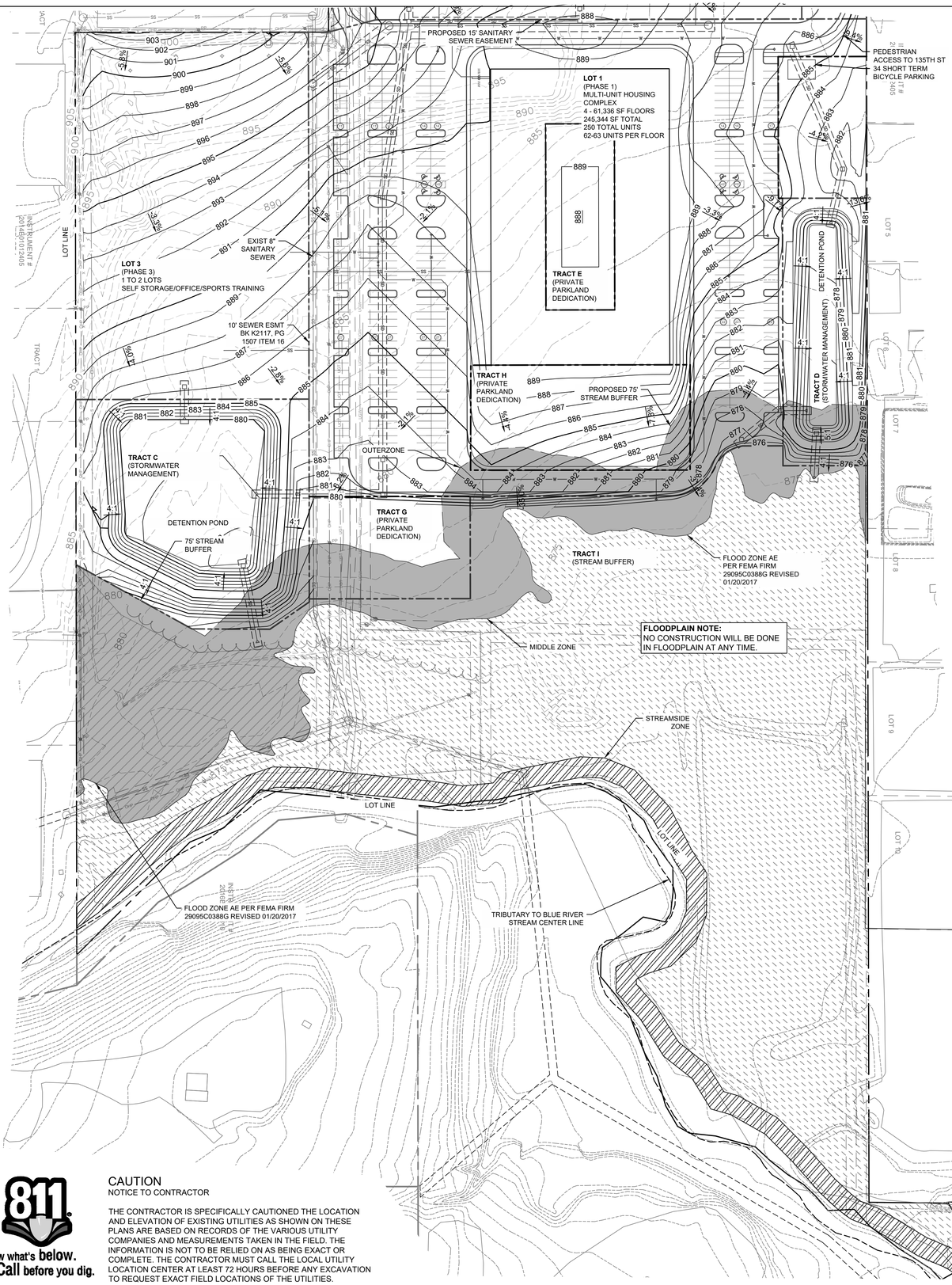

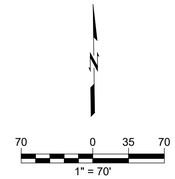

Stream Buffer Zone	Total Area (SF)	Total Area (AC)	Disturbed Area (SF)	%Disturbed
Stream Side Zone	40,783	0.94	0	0
Middle Zone	312,237	7.17	0	0
Outer Zone	138,445	3.18	55,102	39.8%
Total	491,465	11.28		
Total Less Disturbed Area (SF)			436,363	
Total Less Disturbed Area (AC)			10.02	

LEGEND

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

GENERAL NOTES:

1. NO CONSTRUCTION WILL BE DONE IN FLOOD ZONE AE PER FEMA FIRM 29095C0388G.
2. DISTURBED AREA WITHIN OUTER ZONE IS LESS THAN 40%.

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TILDEN STATION

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

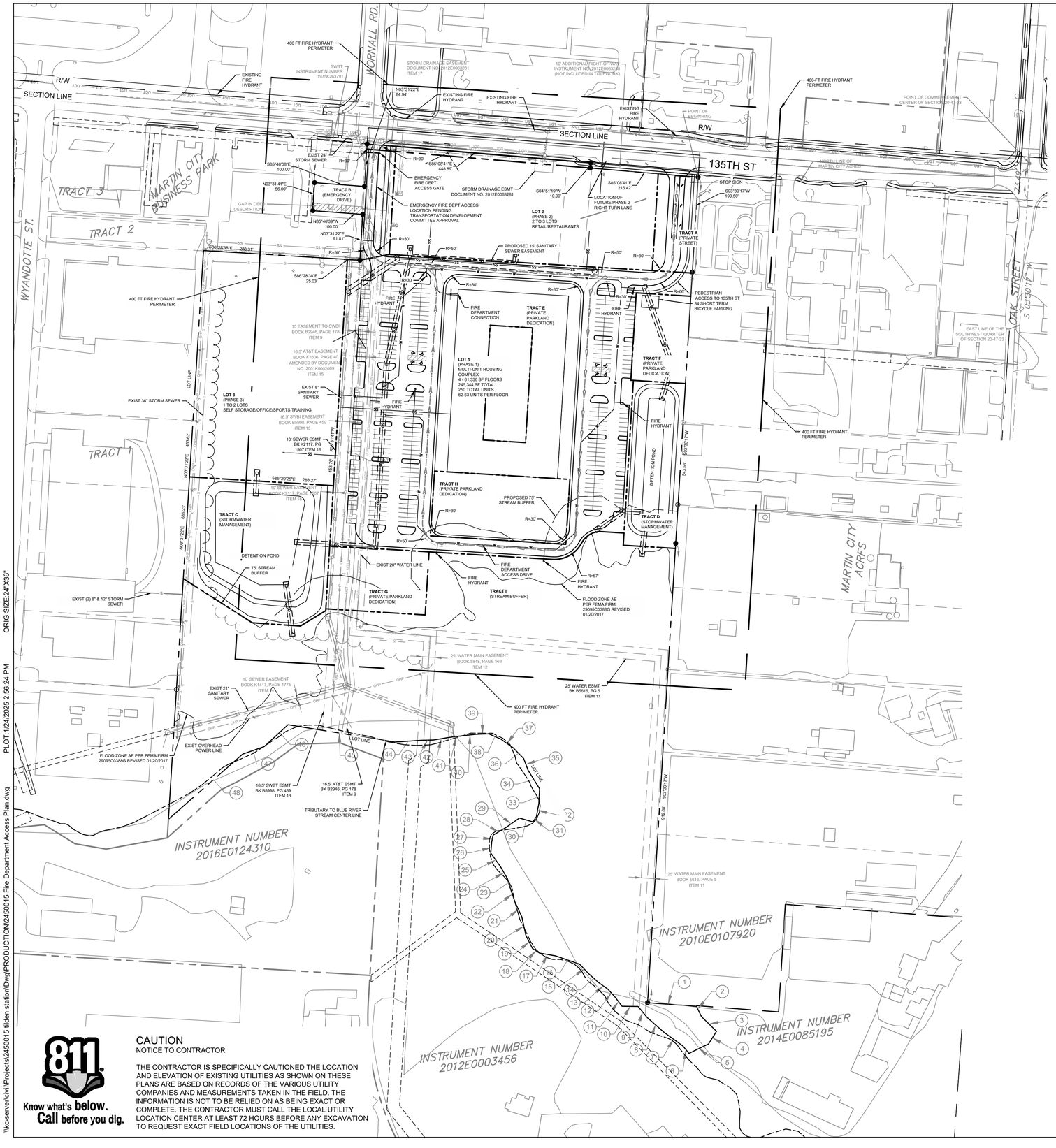
REV	DESCRIPTION	DATE

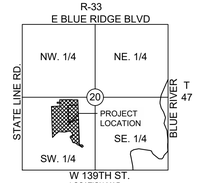
DATE DECEMBER 2, 2024
PROJECT NO. 2450015
SHEET NAME

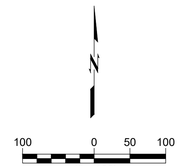
STREAM BUFFER PLAN

SHEET NO.
C08

\\kc-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"







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.

KANSAS CITY MISSOURI

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

Sara Copeland, FAICP
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
FIRE DEPARTMENT ACCESS PLAN
SHEET NO.
C09

ORIG SIZE:24"X36"
PLOT: 1/24/2025 2:56:24 PM
\\kc-server\civil\Projects\2450015 tilden station\Dwg\PRODUCTION\2450015 Fire Department Access Plan.dwg