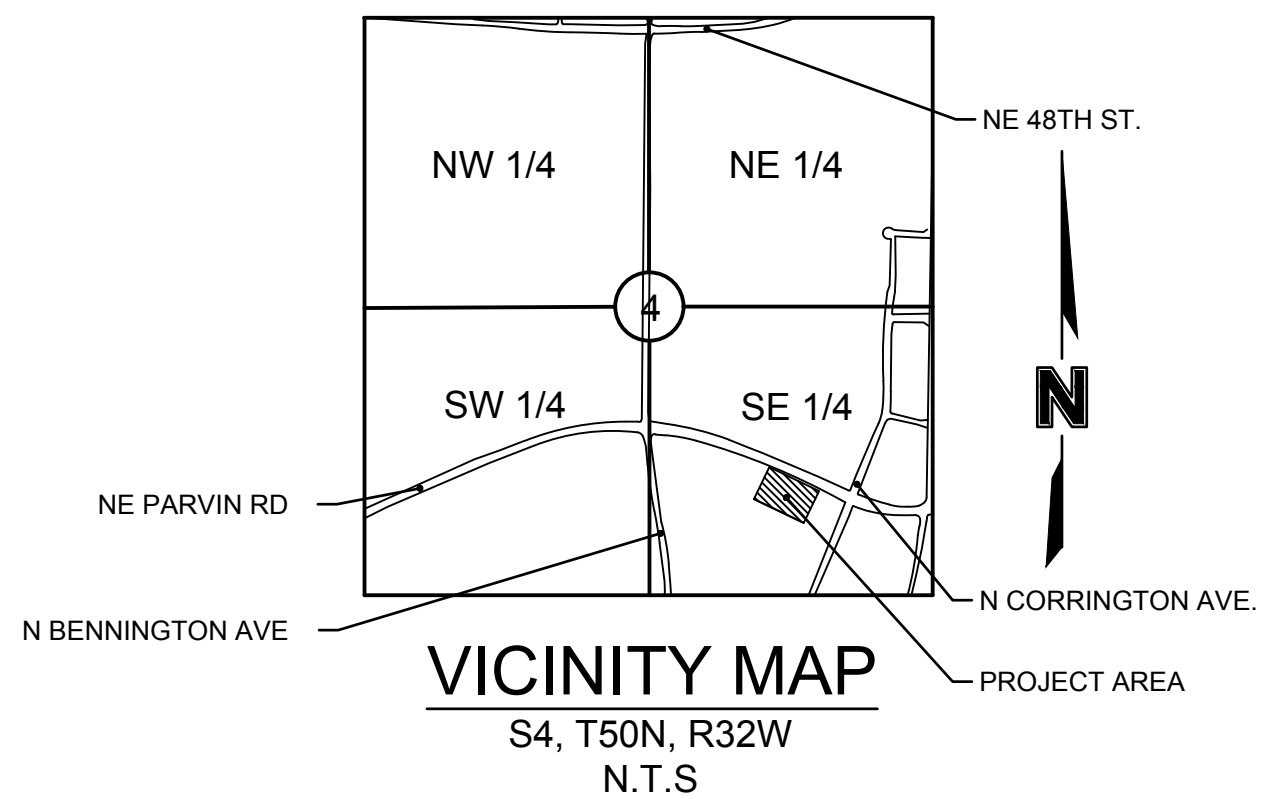
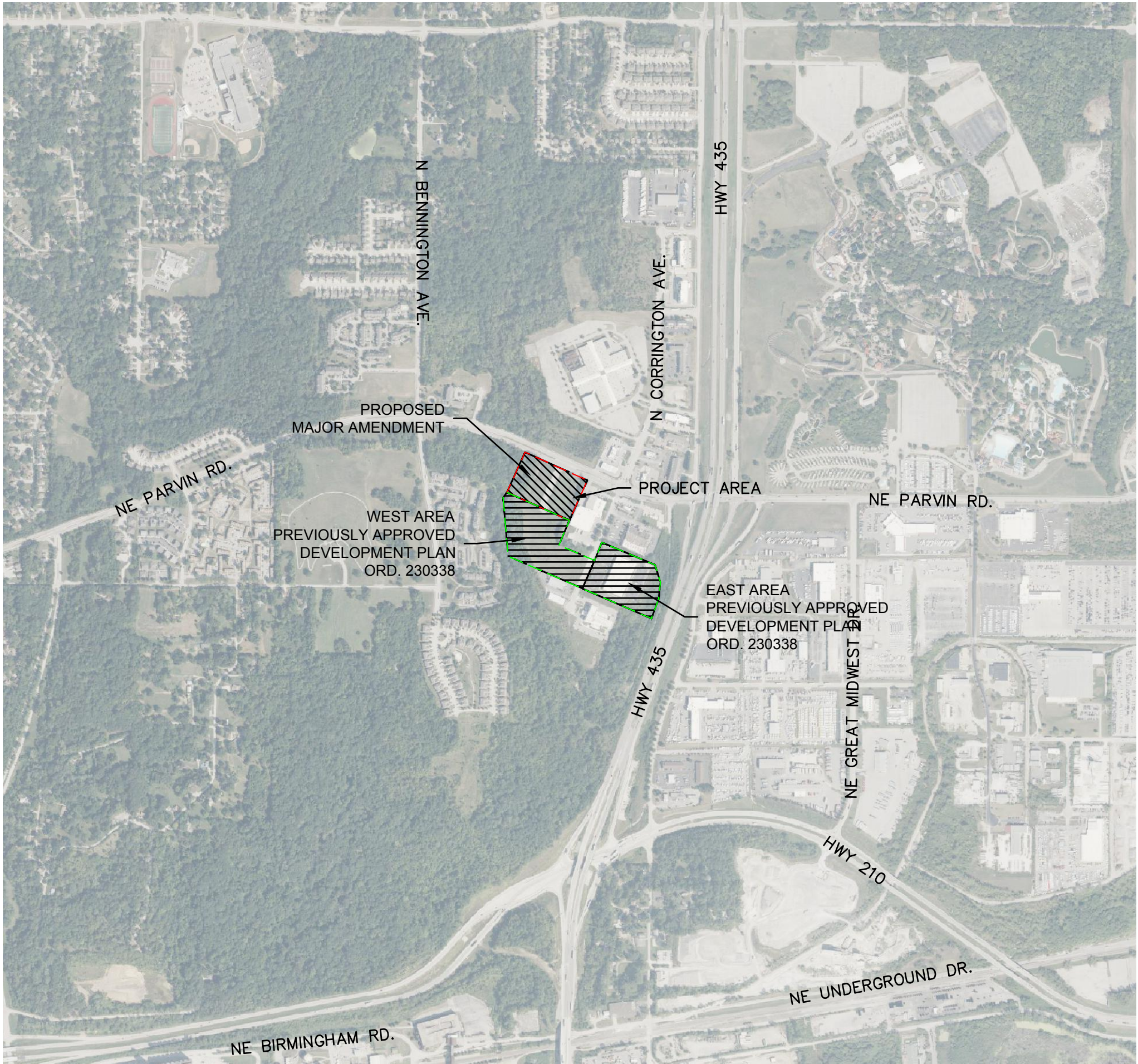




PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER</u> MIDWAY FORD TRUCK CENTER INC. 7601 NE 38TH ST. KANSAS CITY, MO 64161 CONTACT: 800.598.2285	<u>UTILITY SERVICE NUMBERS</u> NAME: KCMO PUBLIC WORK PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171
<u>ENGINEER</u> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816.442.6030 EMAIL: JHODSON@OLSSON.COM	NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275
<u>SURVEYOR</u> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.442.6059 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959



SITE DATA	WEST	EAST	MAJOR AMENDMENT AREA
Zoning	M1-5	M1-5	M1-5
Gross Land Area			
in square feet	446,262.00	300,749.00	253,824.13
in acres	10.24	6.90	5.83
Right-of-way Dedication			
in square feet	N/A	N/A	N/A
in acres	N/A	N/A	N/A
Net Land Area			
in square feet	446,262.00	300,749.00	253,824.13
in acres	10.24	6.90	5.83
Building Area (sq. ft.)	520	65,279.00	520
Floor Area Ratio	0.001	0.22	0.0020
LAND USE	WAREHOUSING, WHOLESALEING, STORAGE, AND FREIGHT MOVEMENT (OUTDOOR)	LIMITED MANUFACTURING	WAREHOUSING, WHOLESALEING, STORAGE, AND FREIGHT MOVEMENT (OUTDOOR)

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C102	EAST SITE PLAN (REF ONLY)
C103	GRADING & UTILITY PLAN
C104	DETAILS
E101	WEST PHOTOMETRIC PLAN
E102	WEST PHOTOMETRIC DETAILS
SL101	EAST PHOTOMETRIC PLAN
SL102	EAST PHOTOMETRIC DETAILS
L101	LANDSCAPE PLAN
L102	LANDSCAPE ELEVATION
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS

[illegible]



VW	VARIABLE WIDTH
DE	STORM DRAINAGE EASEMENT
SBE	STREAM BUFFER EASEMENT
SE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT

LEGEND

———— — — ——— PROPERTY BOUNDARIES
— — — — — EASEMENT & SETBACK BOUNDARIES

PROPOSED CONCRETE PAVEMENT

PROPOSED STANDARD DUTY ASPHALT
OR PERMEABLE PAVEMENT

EAST PLAN (PREVIOUSLY APPROVED)

BUILDING DATA	Required	Existing*	Deviation Requested?	Approved
Rear Setback	None	166' min	N/A	
Front Setback	None	175'	N/A	
Side Setback	None	67'	N/A	
Height	40	<40	N/A	
*Existing building footprint will not be changed				

88-420-PARKING	Vehicle Spaces		Bike Spaces		Alternatives proposed? 88-420-16
	Required	Proposed	Required	Proposed	
Proposed Use (s) (1)	5	176*	1	3**	
(1) – Based on 20 employees					
* Existing parking stalls satisfy this requirement					
** Existing bicycle rack satisfies this requirement					

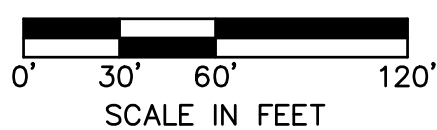
* Existing parking stalls satisfy this requirement
** Existing bicycle rack satisfies this requirement



ALL APPROVALS AND CONDITIONS PASSED WITH ORDINANCE 230338 SHALL REMAIN IN AFFECT WITH THIS MAJOR AMINDMENT.

SECURITY OFFICE PLANS SHALL BE SUBMITTED SEPARATELY AT A LATER DATE ALONG WITH ANY UTILITY CONNECTIONS TO SERVE THE OFFICE.

NO ELECTRIC VEHICLE CHARGING WILL BE CONDUCTED ON SITE.



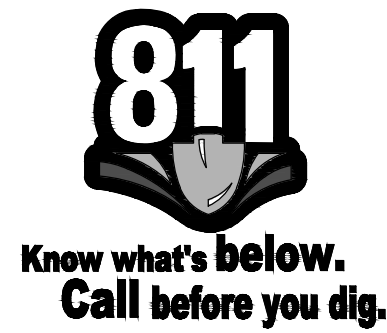
WEST PLAN

88-420-PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROVIDED	
VEHICLE PARKING = 1 PER 4 EMPLOYEES BICYCLE PARKING = 1 PER 4 EMPLOYEES	1 EMPLOYEE = 1 SPACE	4	3 MINIMUM	6 @ 4131 N CORRINGTON AVE.	NO

[illegible]

REVISIONS

SITE PLAN DEVELOPMENT PLAN	
MIDWAY FORD VEHICLE STAGING LOT NE PARVIN & N CORRINGTON AVE	
KANSAS CITY, MO	2025



SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	M1-5	M1-5	N/A	
Gross Land Area - (LOT 1A)				
In Square Feet	300,749.00	300,749.00	N/A	
In Acres	6.90	6.90		
Building Area (sq. ft.)	65,279.00	65,279.00	N/A	
Floor Area Ratio	0.22	0.22		
Total Lots	1	1		
Residential	0	0		
Public/Civic	0	0		
Commercial	0	0		
Industrial	300,749.00	300,749.00		
Other	0	0		

(1) - Lot 1, Platted as Hunt Midwest Commerce Center District III - First Plat

BUILDING DATA	Required	Existing*	Deviation Requested?	Approved
Rear Setback	None	166' min	N/A	
Front Setback	None	175'	N/A	
Side Setback	None	67'	N/A	
Height	40	<40	N/A	

*Existing building footprint will not be changed

88-420-PARKING	Vehicle Spaces		Bike Spaces		Alternatives proposed? 88-420-16
	Required	Proposed	Required	Proposed	
Proposed Use (s) (1)	5	176*	1	3**	

(1) -Based on 20 employees

* Existing parking stalls satisfy this requirement

** Existing bicycle rack satisfies this requirement

LEGAL DESCRIPTION:

LOT 1A (Lot Split)

Lot 1, Hunt Midwest Commerce Center District III - First Plat

CONSTRUCTION NOTES

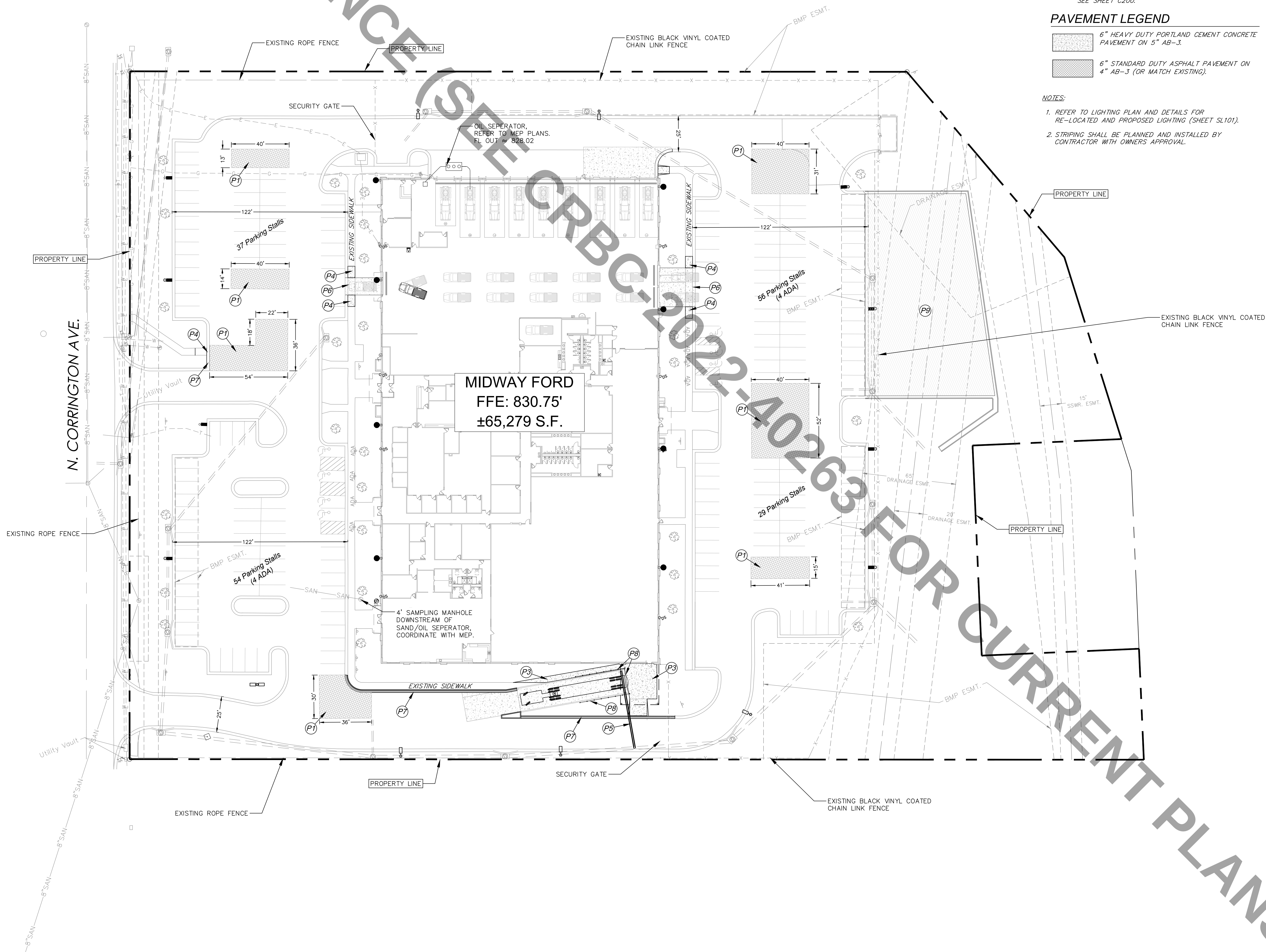
- (P1) - CONSTRUCT 6" STANDARD DUTY ASPHALT PAVEMENT SECTION OR MATCH EXISTING.
- (P2) - CONSTRUCT 6" HEAVY DUTY CONCRETE PAVEMENT SECTION. REFER TO PAVING DETAILS.
- (P3) - CONSTRUCT 5" THICK CONCRETE SIDEWALK. REFER TO SPOT GRADING PLAN AND SITE DETAILS.
- (P4) - CONSTRUCT CONCRETE SIDEWALK CURB RAMP. ALL RAMPES WILL REQUIRE DETECTABLE WARNING PANELS AND SHALL BE CONSTRUCTED PER DOJ ADA GUIDELINES. SIDEWALK WILL BE ADA COMPLIANT. REFER TO SPOT GRADING PLAN AND SITE DETAILS. (APWA TYPE A SIDEWALK RAMP)
- (P5) - PROPOSED STORMWATER INFRASTRUCTURE. REFER TO STORMWATER PLAN AND DETAILS, SHEET C104.
- (P6) - CONSTRUCT CONCRETE DRIVEWAY RAMPS. REFER TO SPOT GRADE PLAN, SHEET C103.
- (P7) - INSTALL TYPE CG-1 DRY CURB & GUTTER.
- (P8) - INSTALL 35 LF HANDRAIL EACH SIDE OF LOADING DOCK. SEE DETAIL, SHEET C107. INSTALL SWING GATE, ROPE FENCE OR OTHER APPROVED SAFETY MEASURE AT END OF TRUCK DOCK.
- (P9) - FUTURE ASPHALT PARKING LOT EXPANSION. SEE SHEET C200.

PAVEMENT LEGEND

- 6" HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT ON 5" AB-3.
- 6" STANDARD DUTY ASPHALT PAVEMENT ON 4" AB-3 (OR MATCH EXISTING).

NOTES:

1. REFER TO LIGHTING PLAN AND DETAILS FOR RE-LOCATED AND PROPOSED LIGHTING (SHEET SL101).
2. STRIPING SHALL BE PLANNED AND INSTALLED BY CONTRACTOR WITH OWNERS APPROVAL.



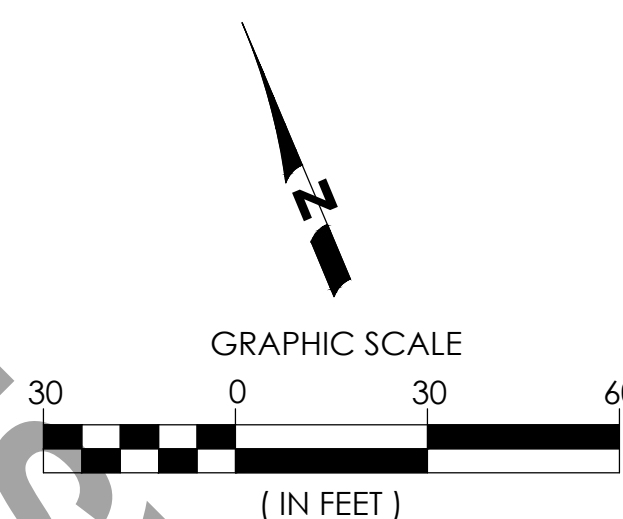
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6941
www.ccengineers.com

DAVID A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
Copyright © 2022 Kaster Architects, Inc.
7304 WEST 130th STREET
SUITE 1170 PLATEAU, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

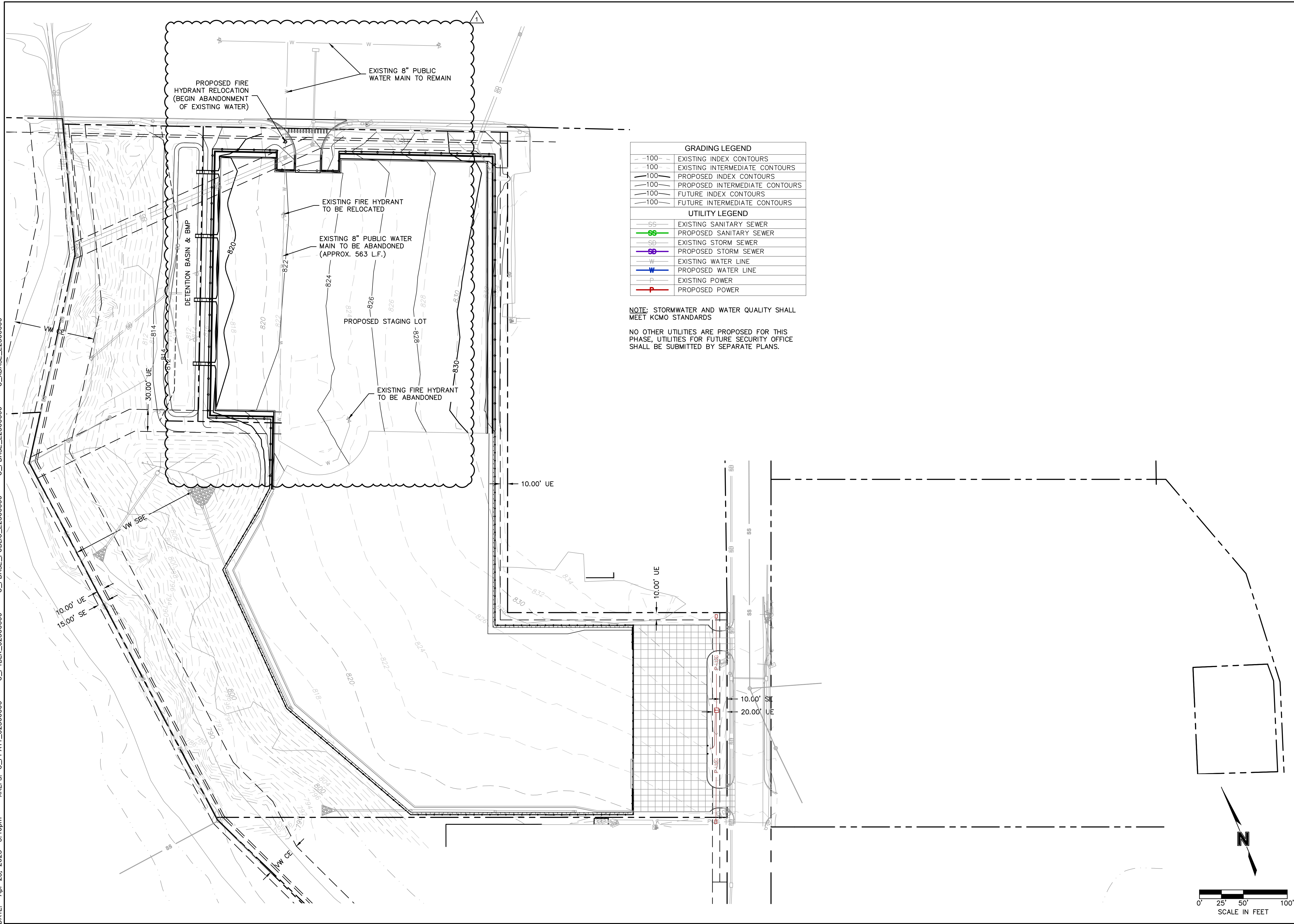
KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE FEB. 8, 2023
REVISED
SHEET NUMBER
C102
SITE PLAN
OF SHEETS
KAI JOB NO. 2214-A

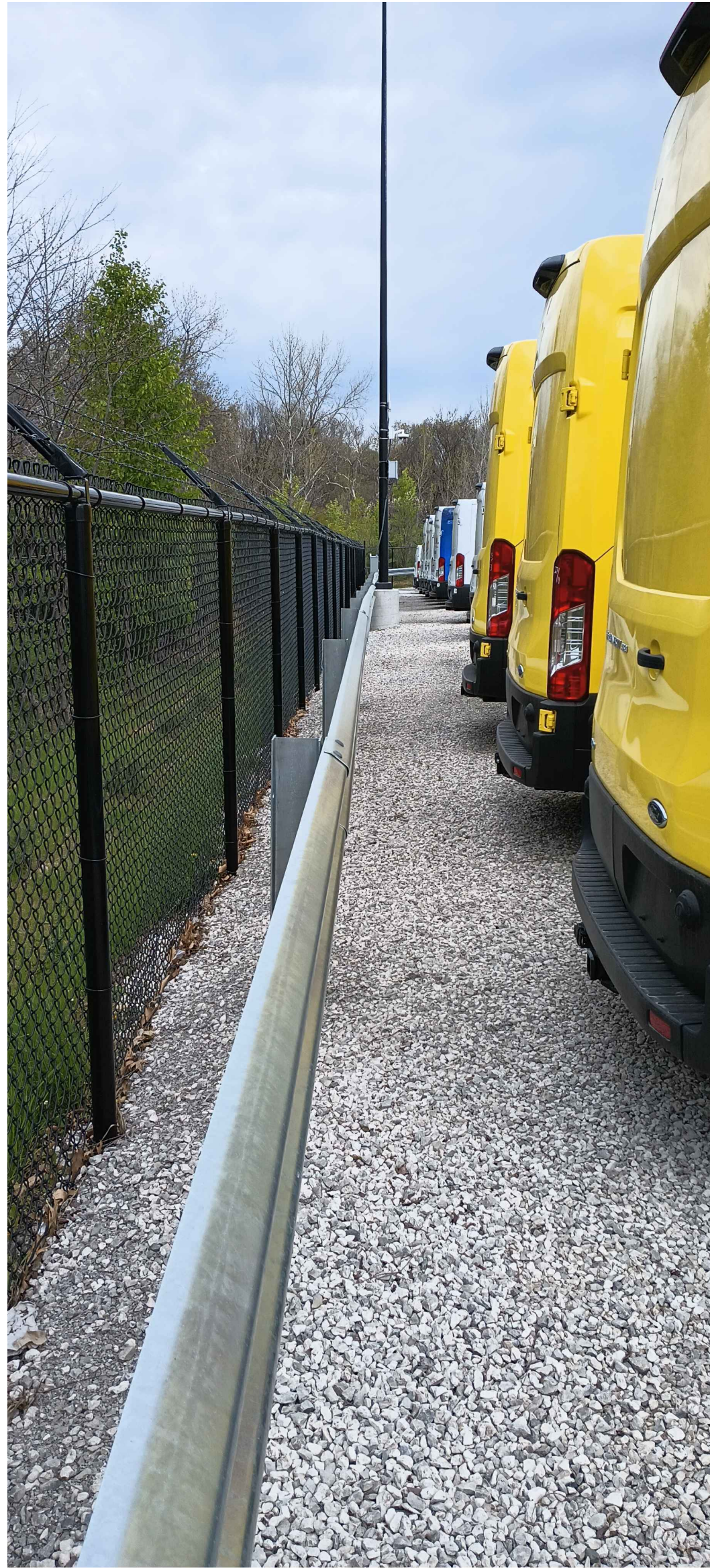


DWG: F:\2023\00001-00500\023-00066-e\40-design\AutoCAD\preliminary plans\Sheets\SDN\C_GRD01_02300066.dwg
XREFS: C:\PAT1_02300066 C:\PBLK_02300066 C:\PBASE_PUBLIC_E2300066 C:\PBASE_E2300066
USER: hodson
DATE: Apr 25, 2025 5:16pm

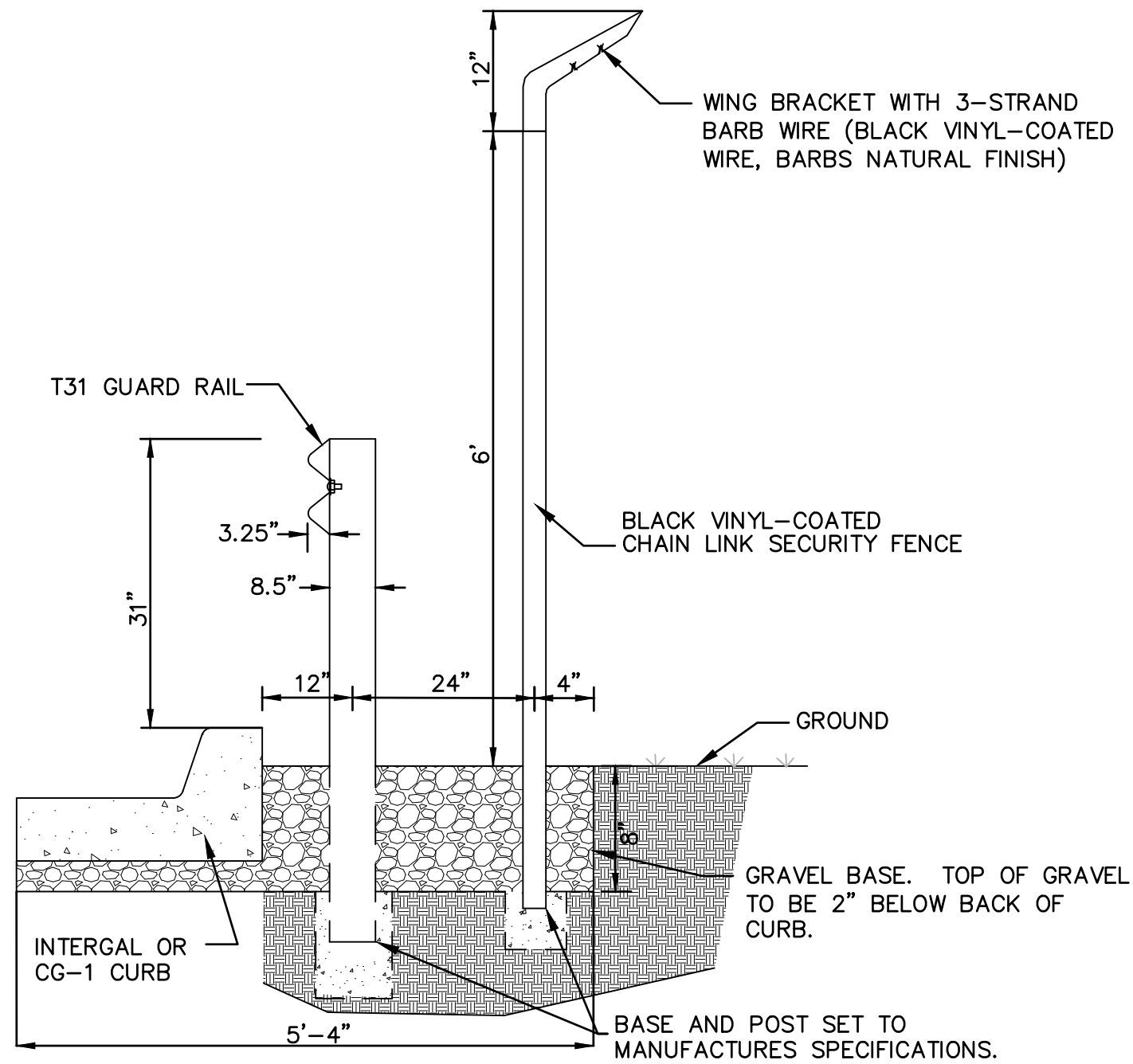


drawn by: _____ JN checked by: _____ NH designed by: _____ JN/NH QA/QC by: _____ INITIALS project no.: _____ E23-00066 date: _____ 03/31/25 2023		GRADING & UTILITY PLAN DEVELOPMENT PLAN 2023	
MIDWAY FORD VEHICLE STAGING LOT NE PARVIN & N CORRINGTON AVE 2023		KANSAS CITY, MO 2023	
NO. REV. DATE		REVISIONS DESCRIPTION REVISED PER CITY COMMENTS	
1 04/28/2025		REVISIONS REVISED PER CITY COMMENTS	
NICHOLAS D. HEISER MO PE #2015000555 2023		olsson 2023	
olsson 2023		olsson 2023	

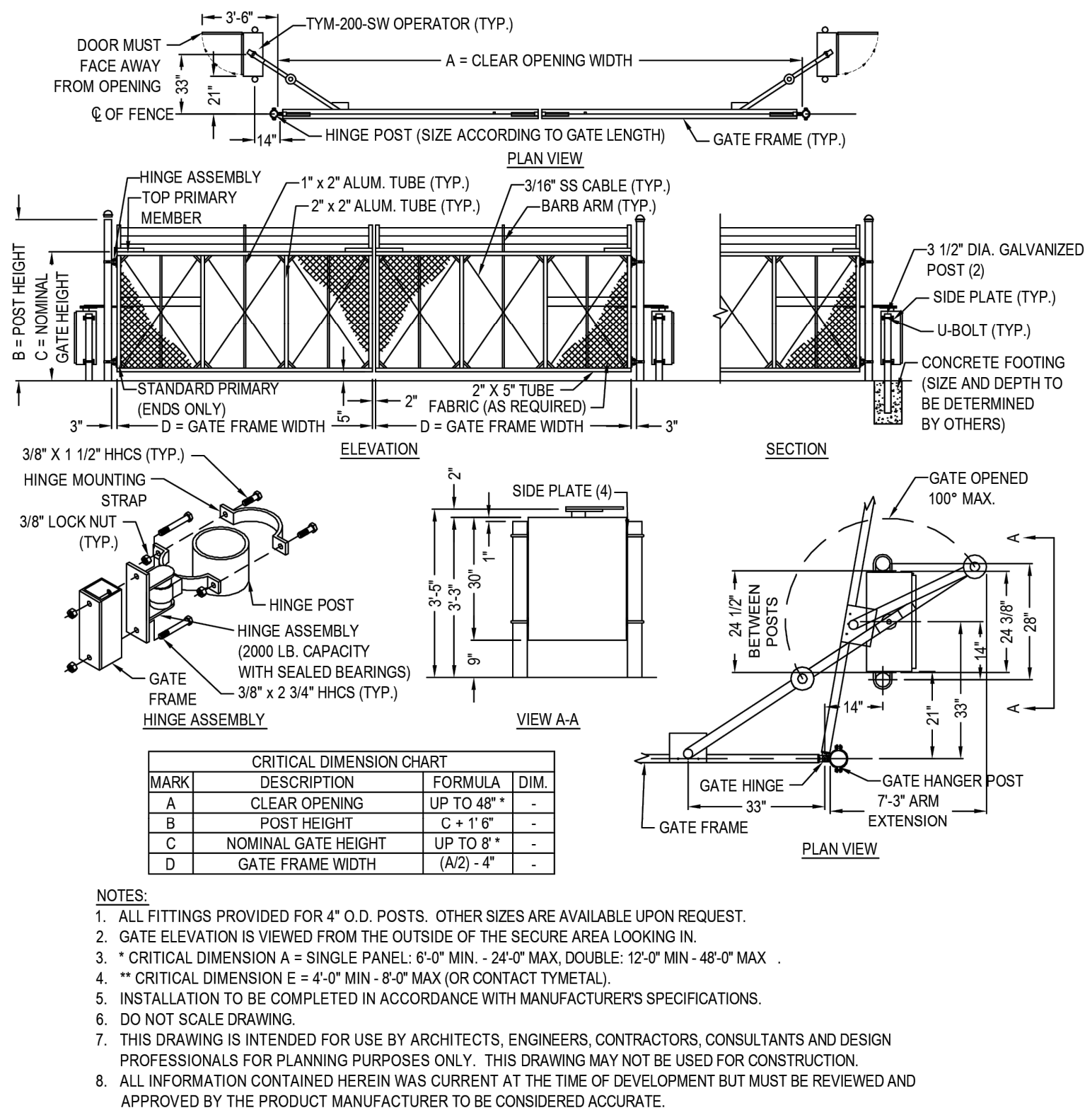
DWG: F:\2023\00001-00500\023-00066-e\40-design\AutoCAD\preliminary plans\Sheets\SON\VC_DTL01_02300066.dwg
DATE: Apr 25, 2025 5:16pm
XREFS: C_PTBK_30x42_02103540
USER: Jpodson



FENCE ELEVATION
NOT TO SCALE



GUARDRAIL/FENCE DETAIL
NOT TO SCALE



FENCE GATE DETAIL
NOT TO SCALE

REVISIONS DESCRIPTION

NO. REV. DATE

DETAILS
DEVELOPMENT PLAN

MIDWAY FORD VEHICLE STAGING LOT
NE FARVIN & N CORRINGTON AVE

KANSAS CITY, MO

2025

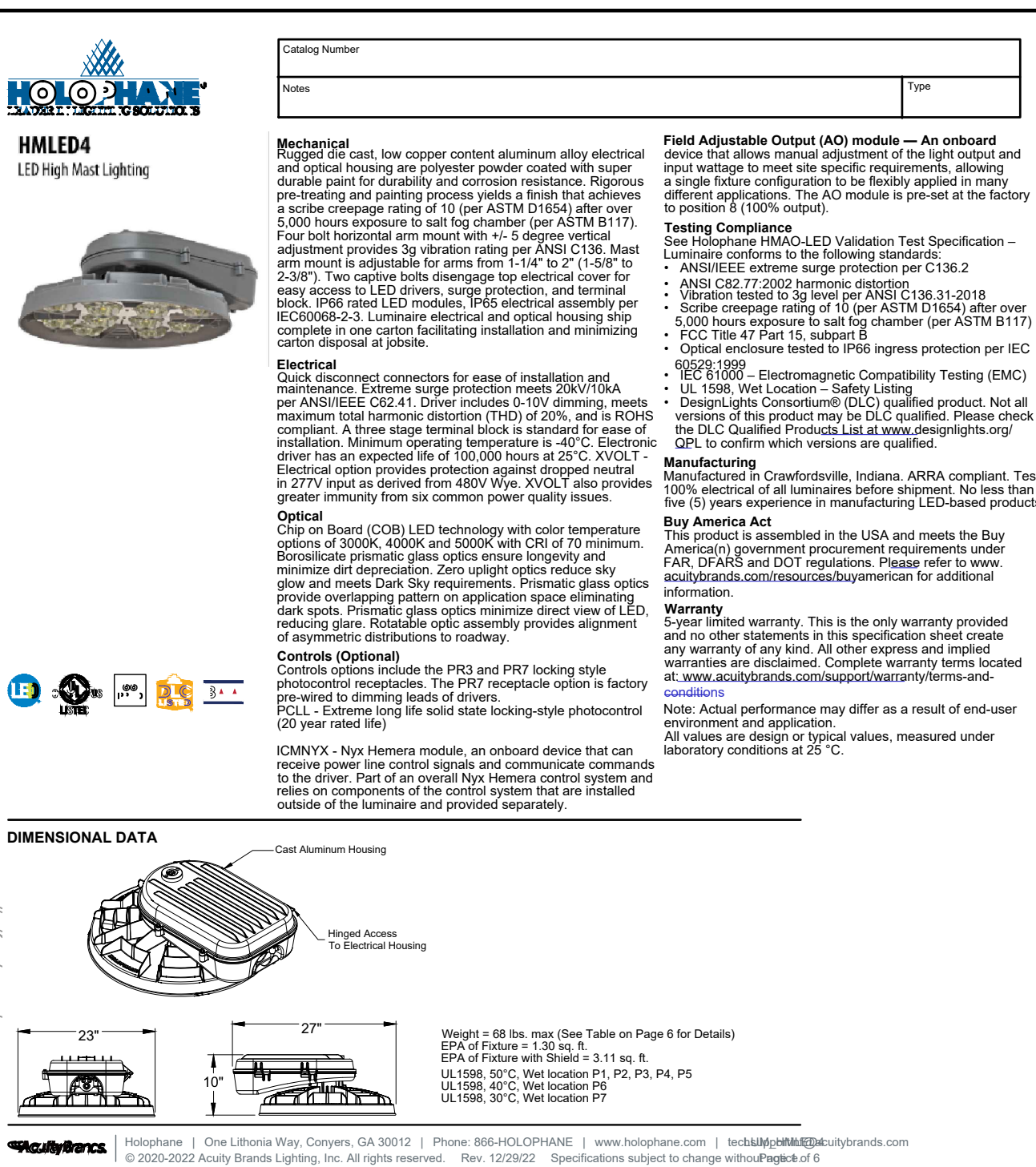
REVISIONS

drawn by: JEQ
checked by: NH
designed by: JEQ
QA/QC by: NH
project no: F23-00066
date: 03/31/25

SHEET
C104

olsson

OLSSON - CIVIL ENGINEERING
1301 BUREAU BLVD., SUITE 100
NORTH KANSAS CITY, MO 64116
TEL: 816.361.1177
WWW.OLSSON.COM

[illegible]

FOR REFERENCE ONLY CRBC-2023-033 FOR CURRENT PLANS

WEST Parking Grid
420 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 3.5
Maximum 8.8
Minimum 1.0
Avg/Min 3.45
Max/Min 8.80
Coef Var 0.51
UnifGrad 1.70

NORTH Drive Grid
132 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 2.4
Maximum 7.3
Minimum 0.5
Avg/Min 4.83
Max/Min 14.60
Coef Var 0.48
UnifGrad 3.40

MIDWAY FORD
FFE: 830.75'
±65,279 S.F.

SOUTH Drive Grid
170 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 2.2
Maximum 4.9
Minimum 0.5
Avg/Min 4.49
Max/Min 9.80
Coef Var 0.41
UnifGrad 2.55

PL GRID
246 points
HORIZONTAL FOOTCANDLES
Average 0.4
Maximum 2.1
Minimum 0.0
Avg/Min N/A
Max/Min N/A
Coef Var 1.21

EAST Parking Grid
376 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 3.2
Maximum 8.4
Minimum 1.1
Avg/Min 2.89
Max/Min 7.64
Coef Var 0.56
UnifGrad 2.04

○ LIGHT POLE TO BE REMOVED
(LIGHT POLES MAY BE RELOCATED
AND RE-USED AT OWNERS REQUEST)

TYPE "A"
Lithonia Lighting DSX2 LED P8 40K T4M MVOLT
SCALED PHOTOMETRY test report no. ISF 34053P23
lamp(s): LED
ballast: LED DRIVER
candela file DSX2_LED_P8_40K_T4M_MVOLT.ies
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 431
Outreach (from mounting axis to photometric center) = 30 in
mounting height = 28 ft
number locations = 9, number luminaires = 9
kw all locations = 3.9

TYPE "B"
Lithonia Lighting DSX1 LED P6 40K BLC MVOLT
SCALED PHOTOMETRY test report no. ISF 33923P17
lamp(s): LED
ballast: LED DRIVER
candela file DSX1_LED_P6_40K_BLC_MVOLT.ies
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 163
Outreach (from mounting axis to photometric center) = 30 in
mounting height = 28 ft
number locations = 5, number luminaires = 5
kw all locations = 0.8

TYPE "C"
Lithonia Lighting DSXW2 LED P6 40K 1000 40K T4M MVOLT
SCALED PHOTOMETRY test report no. 22604P15
lamp(s): NICHIA 2198 4000K
ballast: LEDINTA350C210DHO
candela file DSXW2_LED_P6_40K_1000_40K_T4M_MVOLT.ies
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 109
Outreach (from mounting axis to photometric center) = 8 in
mounting height = 18 ft
number locations = 9, number luminaires = 9
kw all locations = 1.0



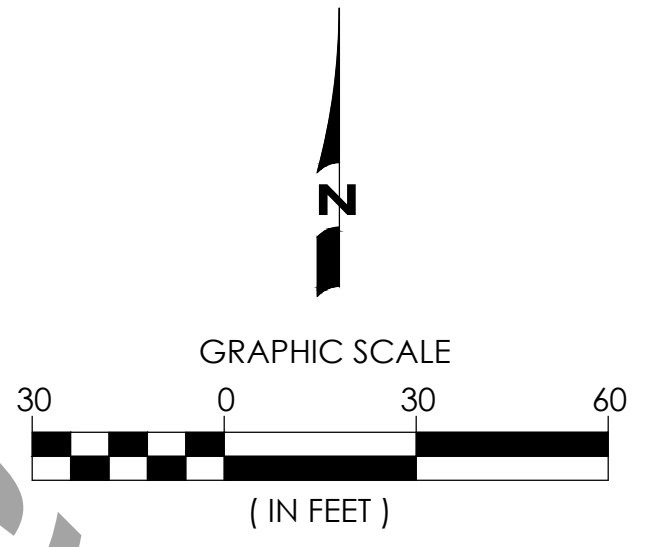
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.ccengineers.com

DAVID A. KASTER, RANCABLEE AP
ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
Copyright © 2022 Kaster Architects, Inc.
7304 WEST 130th STREET
SUITE 170 PARK KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE FEB. 8, 2023
REVISIONS
SHEET NUMBER
SL101
SITE LIGHTING
AND PHOTOMETRICS
OF SHEETS
KAI JOB NO. 2214-A



TYPE A LIGHTING FIXTURE



D-Series Size 2 LED Area Luminaire

Specifications

EPA: 1.1 ft
Length: 40"
Width: 15"
Height 1: 7.14"
Height 2: 3.5"
Weight: 36lb

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBB2D

Series	LEDs	Color Temperature	Dim. Features	Mounting	Notes
DSX2 LED	Forward optics P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12	30K 3000K 40K 4000K 50K 5000K	T5 Type I Start T5 Type II Start T5 Type III Start T5 Type IV Start T5 Type V Start T5 Type VI Start T5 Type VII Start T5 Type VIII Start T5 Type IX Start T5 Type X Start T5 Type XI Start T5 Type XII Start	SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot	Shipped included SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot

Accessories

DSX2 LED: 1.1 ft, 40" x 15" x 7.14" x 3.5" x 36lb

Options

ES - External Glare Shield

Drilling

Handhole Orientation

Template B5

Top of Pole

1.1 ft, 40" x 15" x 7.14" x 3.5" x 36lb



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.0 ft
Length: 35"
Width: 13"
Height 1: 7.14"
Height 2: 3.5"
Weight: 27 lb

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBB2D

Series	LEDs	Color Temperature	Dim. Features	Mounting	Notes
DSX1 LED	Forward optics P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12	30K 3000K 40K 4000K 50K 5000K	T5 Type I Start T5 Type II Start T5 Type III Start T5 Type IV Start T5 Type V Start T5 Type VI Start T5 Type VII Start T5 Type VIII Start T5 Type IX Start T5 Type X Start T5 Type XI Start T5 Type XII Start	SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot	Shipped included SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot

Accessories

DSX1 LED: 1.0 ft, 35" x 13" x 7.14" x 3.5" x 27 lb

Options

ES - External Glare Shield

Drilling

Handhole Orientation

Template B5

Top of Pole

1.0 ft, 35" x 13" x 7.14" x 3.5" x 27 lb

TYPE B LIGHTING FIXTURE



D-Series Size 2 LED Wall Luminaire

Specifications

EPA: 1.1 ft
Length: 40"
Width: 15"
Height 1: 7.14"
Height 2: 3.5"
Weight: 36lb

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBB2D

Series	LEDs	Color Temperature	Dim. Features	Mounting	Notes
DSX2 LED	Forward optics P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12	30K 3000K 40K 4000K 50K 5000K	T5 Type I Start T5 Type II Start T5 Type III Start T5 Type IV Start T5 Type V Start T5 Type VI Start T5 Type VII Start T5 Type VIII Start T5 Type IX Start T5 Type X Start T5 Type XI Start T5 Type XII Start	SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot	Shipped included SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot

Accessories

DSX2 LED: 1.1 ft, 40" x 15" x 7.14" x 3.5" x 36lb

Options

ES - External Glare Shield

Drilling

Handhole Orientation

Template B5

Top of Pole

1.1 ft, 40" x 15" x 7.14" x 3.5" x 36lb



D-Series Size 1 LED Wall Luminaire

Specifications

EPA: 1.0 ft
Length: 35"
Width: 13"
Height 1: 7.14"
Height 2: 3.5"
Weight: 27 lb

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBB2D

Series	LEDs	Color Temperature	Dim. Features	Mounting	Notes
DSX1 LED	Forward optics P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12	30K 3000K 40K 4000K 50K 5000K	T5 Type I Start T5 Type II Start T5 Type III Start T5 Type IV Start T5 Type V Start T5 Type VI Start T5 Type VII Start T5 Type VIII Start T5 Type IX Start T5 Type X Start T5 Type XI Start T5 Type XII Start	SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot	Shipped included SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot

Accessories

DSX1 LED: 1.0 ft, 35" x 13" x 7.14" x 3.5" x 27 lb

Options

ES - External Glare Shield

Drilling

Handhole Orientation

Template B5

Top of Pole

1.0 ft, 35" x 13" x 7.14" x 3.5" x 27 lb

TYPE C LIGHTING FIXTURE



D-Series Size 2 LED Wall Luminaire

Specifications

EPA: 1.1 ft
Length: 40"
Width: 15"
Height 1: 7.14"
Height 2: 3.5"
Weight: 36lb

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT DBB2D

Series	LEDs	Color Temperature	Dim. Features	Mounting	Notes
DSX2 LED	Forward optics P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12	30K 3000K 40K 4000K 50K 5000K	T5 Type I Start T5 Type II Start T5 Type III Start T5 Type IV Start T5 Type V Start T5 Type VI Start T5 Type VII Start T5 Type VIII Start T5 Type IX Start T5 Type X Start T5 Type XI Start T5 Type XII Start	SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot	Shipped included SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot

Accessories

DSX2 LED: 1.1 ft, 40" x 15" x 7.14" x 3.5" x 36lb

Options

ES - External Glare Shield

Drilling

Handhole Orientation

Template B5

Top of Pole

1.1 ft, 40" x 15" x 7.14" x 3.5" x 36lb



D-Series Size 1 LED Wall Luminaire

Specifications

EPA: 1.0 ft
Length: 35"
Width: 13"
Height 1: 7.14"
Height 2: 3.5"
Weight: 27 lb

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBB2D

Series	LEDs	Color Temperature	Dim. Features	Mounting	Notes
DSX1 LED	Forward optics P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12	30K 3000K 40K 4000K 50K 5000K	T5 Type I Start T5 Type II Start T5 Type III Start T5 Type IV Start T5 Type V Start T5 Type VI Start T5 Type VII Start T5 Type VIII Start T5 Type IX Start T5 Type X Start T5 Type XI Start T5 Type XII Start	SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot	Shipped included SP Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot SW Spot

Accessories

DSX1 LED: 1.0 ft, 35" x 13" x 7.14" x 3.5" x 27 lb

Options

ES - External Glare Shield

Drilling

Handhole Orientation

Template B5

Top of Pole

1.0 ft, 35" x 13" x 7.14" x 3.5" x 27 lb



KASTER ARCHITECTS INC.

9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206

TEL (913) 642-6642
FAX (913) 642-6941
www.ccengineers.com

PRELIMINARY
NOT FOR CONSTRUCTION

DAVID A. KASTER
ARCHITECT
MICHAEL L. KASTER
ARCHITECT
COPYRIGHT © 2022 Kaster Architects, Inc.
7304 WEST 130th STREET
SUITE 170 PLAK, KANSAS 66213
TELEPHONE 603 681-1200
WEB SITE www.kasterarchitects.com

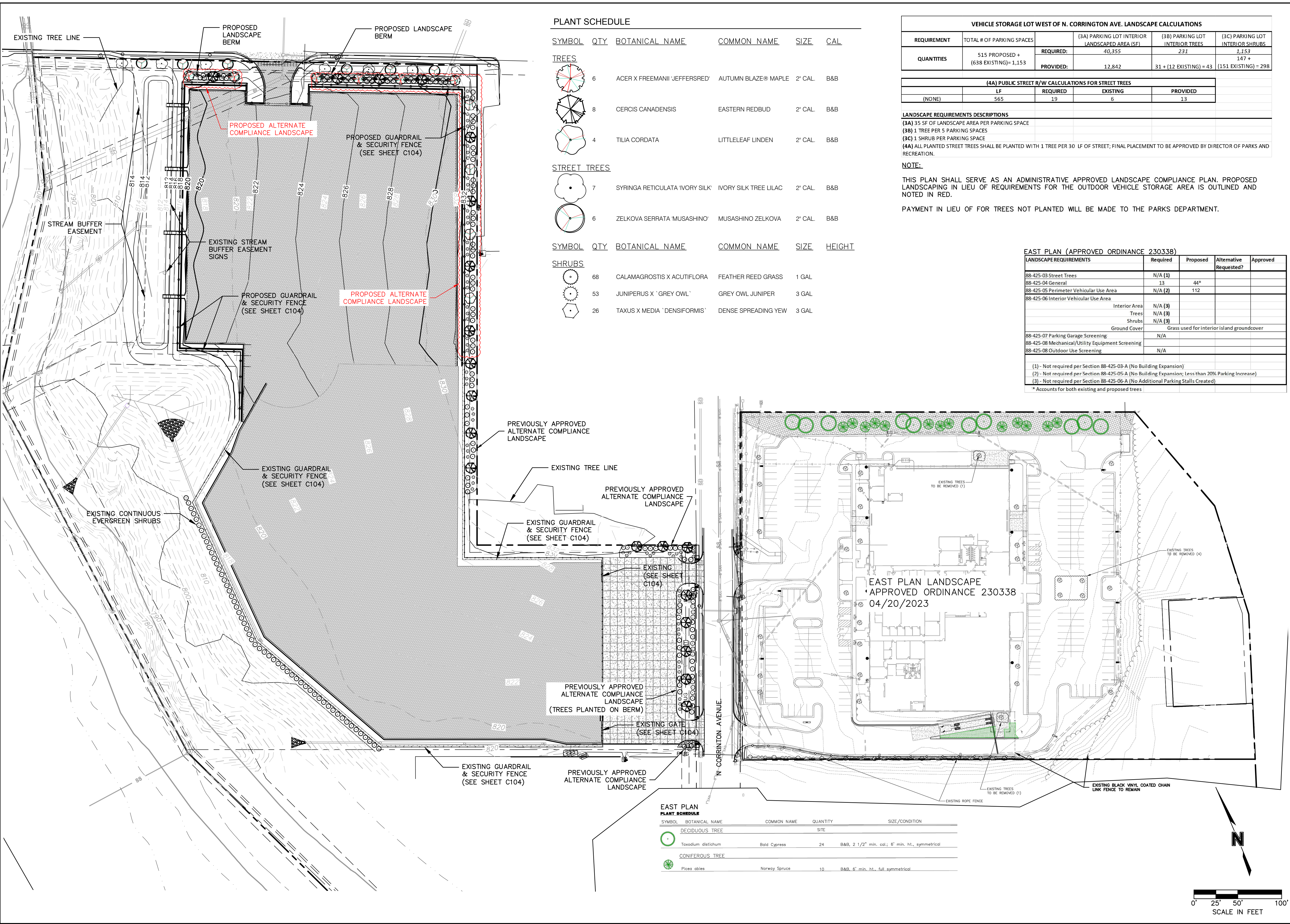
KASTER ARCHITECTS INC.

MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE: FEB. 8, 2023
REVISION: SHEET NUMBER
SL102
SITE LIGHTING
CATALOG CUT SHEETS
OF SHEETS
KAI JOB NO. 2214-A

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

DWG: F:\2023\00001-00500\023-00066-e\40-design\AutoCAD\preliminary plans\Sheets\SDN\C_LSC01_02300066.dwg USER: jhodson
DATE: Apr 25, 2025 5:17pm XREFS: C_PATT_02300066 C_PBLK_02300066 C_PBASE_2300066 C_PBASE_E2300066 C_PATT_E2300066 C_XBASE_E2300066 C_PLSCP_E2300066



OLSSON ASSOCIATES, CIVIL ENGINEERING
1301 EURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
WWW.OLSSON.COM

NICHOLAS D. HEISER
MO PE #2015000555

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		04/06/23	REVISED PER CITY COMMENTS

LANDSCAPE PLAN
DEVELOPMENT PLAN

MIDWAY FORD VEHICLE STAGING LOT
NE PARVIN & N CORRINGTON AVE

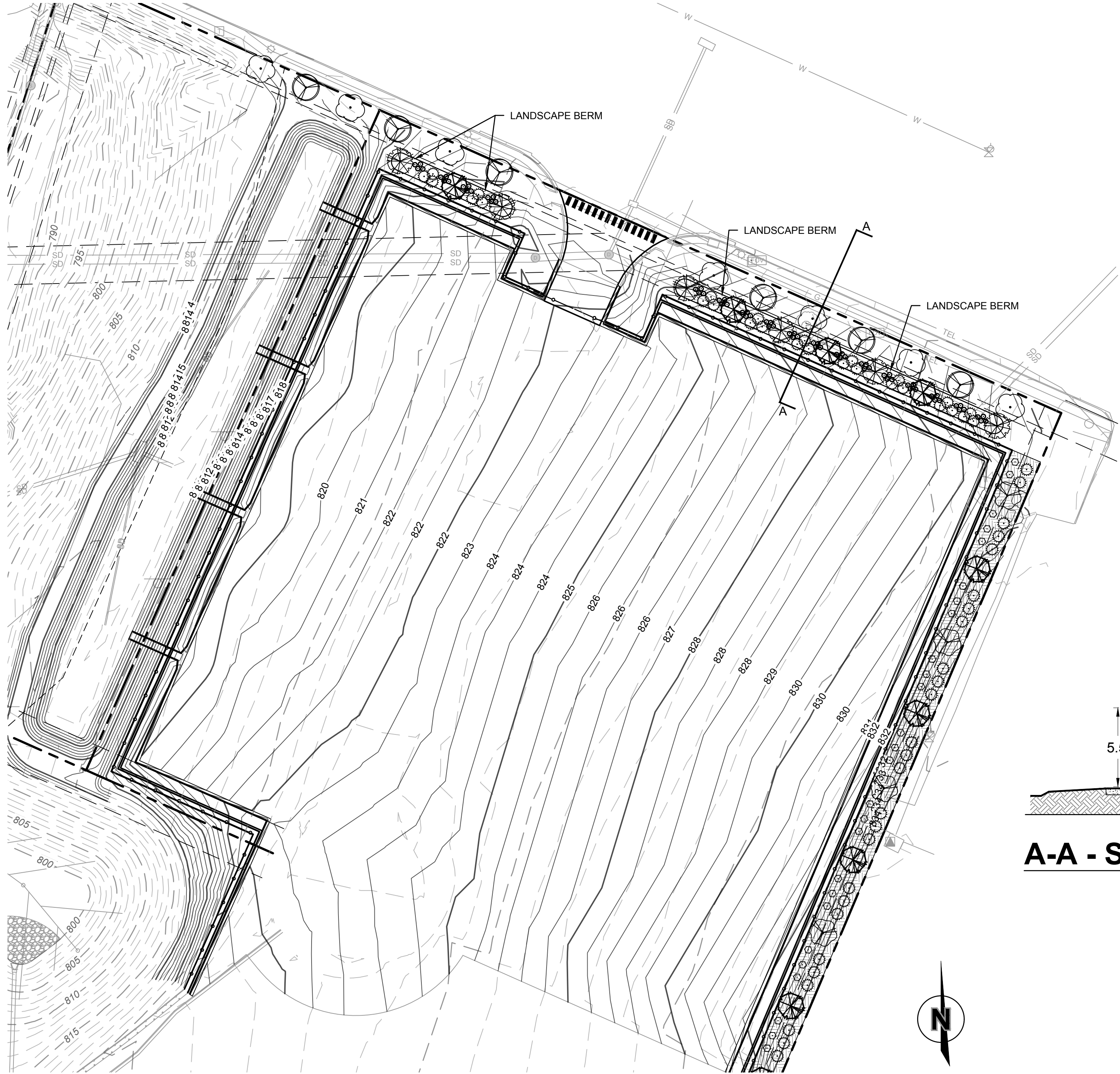
KANSAS CITY, MO

2025

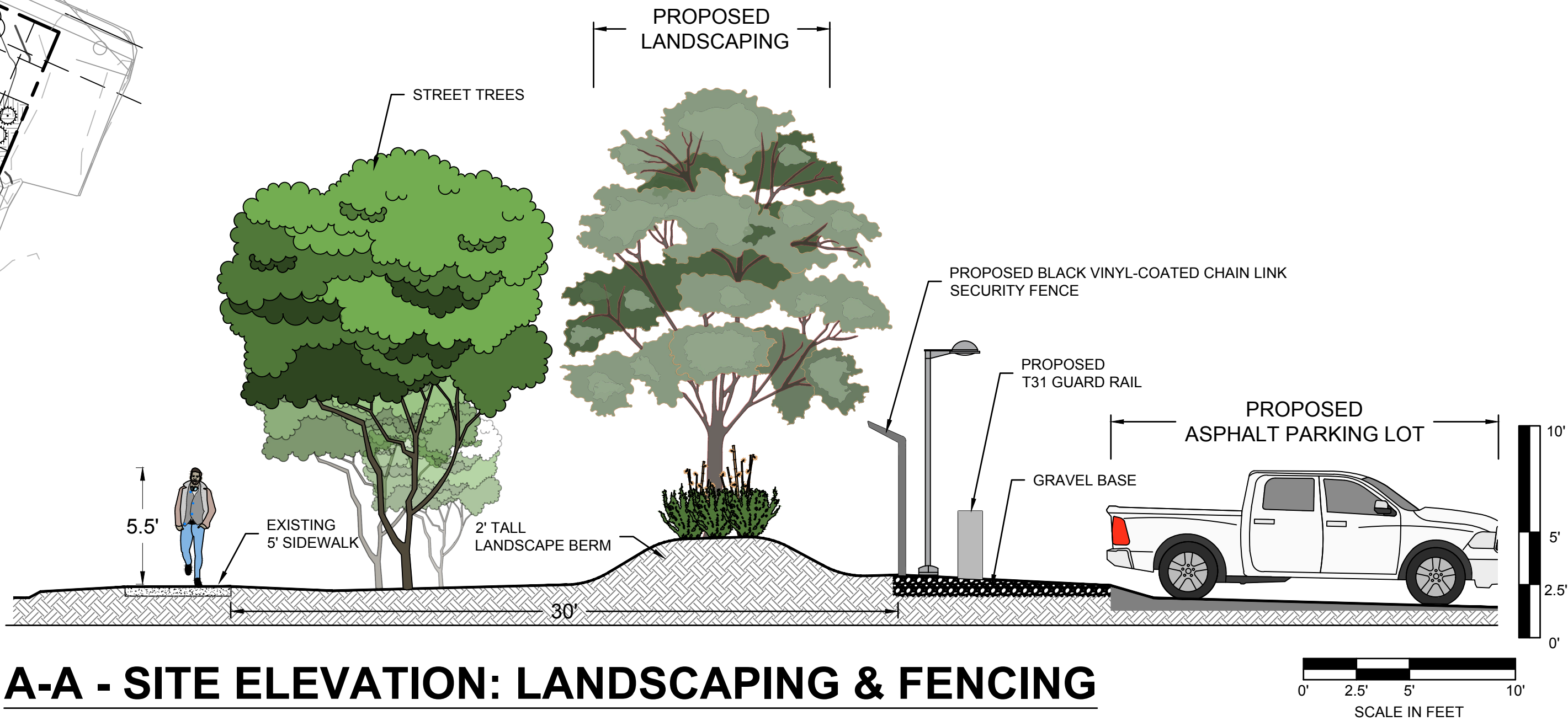
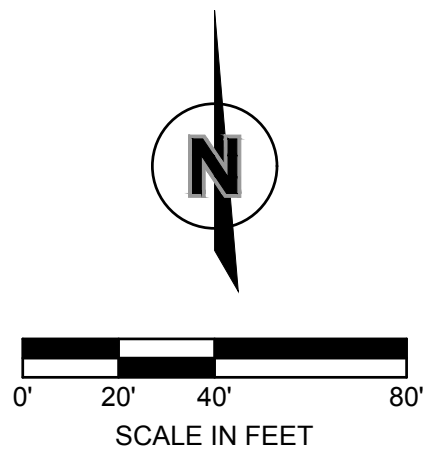
drawn by: JEQ
checked by: NH
designed by: JEQ
QA/QC by: NH
project no.: E23-00066
date: 03/31/25

SHEET
L101

DWG: F:\2023\00001-00500\023-00066-e\40-design\Exhibits\EX-002 Elevations\C_GRD01_E2300066.dwg USER: jhodson
DATE: Apr 25, 2025 5:18pm XREFS: C_P\BLK_E2300066 C_XBASE_E2300066 C_PLSCP_E2300066



OVERALL SITE PLAN: GRADING AND LANDSCAPING



A-A - SITE ELEVATION: LANDSCAPING & FENCING

olsson

OLSSON ASSOCIATES - CIVIL ENGINEERING
1301 EURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
WWW.OLSSON.COM

NICHOLAS D. HEISER
MO PE #2015000555

REVISIONS DESCRIPTION

NO. REV.

DATE

LANDSCAPE ELEVATION
DEVELOPMENT PLAN

MIDWAY FORD VEHICLE STAGING LOT
NE PARVIN & N CORRINGTON AVE

KANSAS CITY, MO

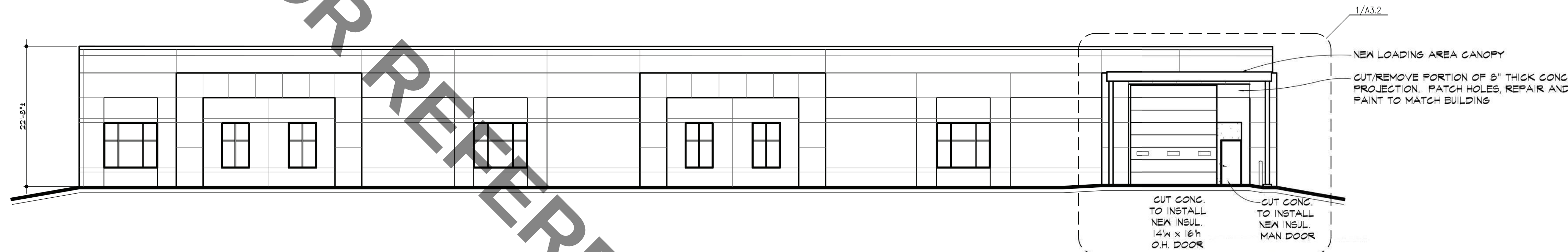
2025

REVISIONS

drawn by: _____ OS
checked by: _____ NH
designed by: _____ SM
QA/QC by: _____ NH
project no.: E23-00066
date: 03/31/25

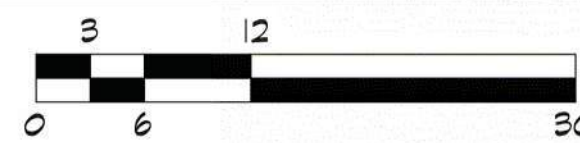
SHEET
L102

FOR REFERENCE (SHEET) ABC-2022-40263



SOUTH ELEVATION

SCALE // 3/32" = 1'-0"



BUILDING COLORS:

- GENERAL EXTERIOR FINISH NOTES:
- COLORS TO MATCH THE MAIN MIDWAY FORD BUILDING LOCATED AT 1601 NE 85TH STREET (ACROSS HIGHWAY)
 - AT METAL PARAPET CAPS, S.G. TO CLEAN AND PREP EXISTING PARAPET CAPS, PAINT PER ELEVATIONS
 - PATCH CONG. PANELS PRIOR TO PAINTING - TYPICAL
- ◆ SHERWIN WILLIAMS (MEDIUM GREY) SBT 772
- ◆ SHERWIN WILLIAMS (DARK BRONZE) SBT 772
- ◆ SHERWIN WILLIAMS (METALLIC SILVER) SBT 772
- ◆ SHERWIN WILLIAMS (LIGHT GREY) SBT 772



DAVID A. KASTER, RANCALEB REED, AP
MICHAEL L. HOWARD, ARCHITECT
Copyright © 2023 Kaster Architects, Inc.
7304 WEST 130th STREET
SUITE 170 PLATEAU, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE DEC. 22, 2022
REVISED
SHEET NUMBER
A3.1
OF SHEETS
KAI JOB NO. 2214-A

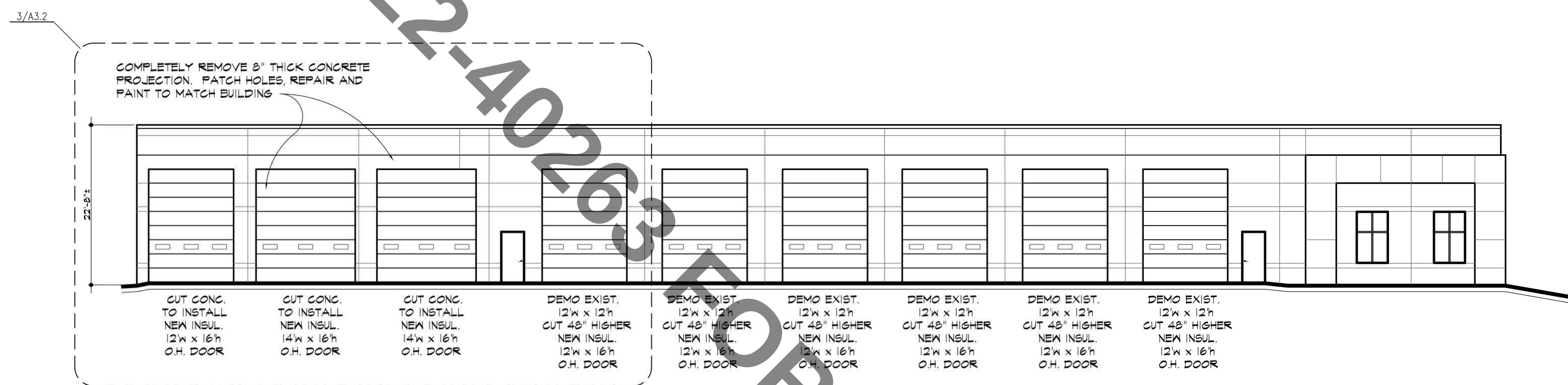
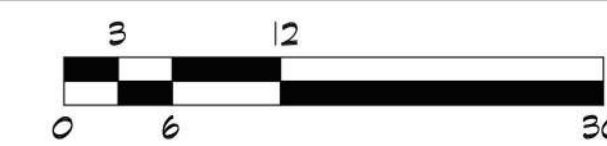
REVISIONS:

- △ FEB. 08, 2023
• PAINT COLORS ADDED



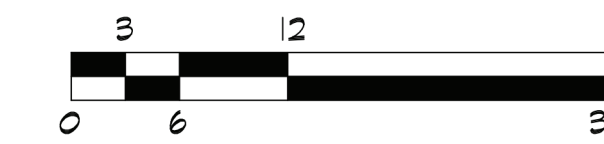
WEST ELEVATION

SCALE // 3/32" = 1'-0"



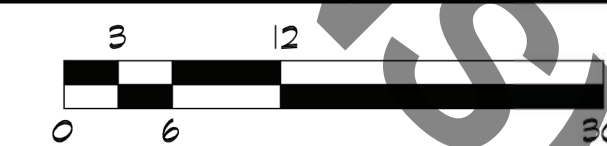
NORTH ELEVATION

SCALE // 3/32" = 1'-0"

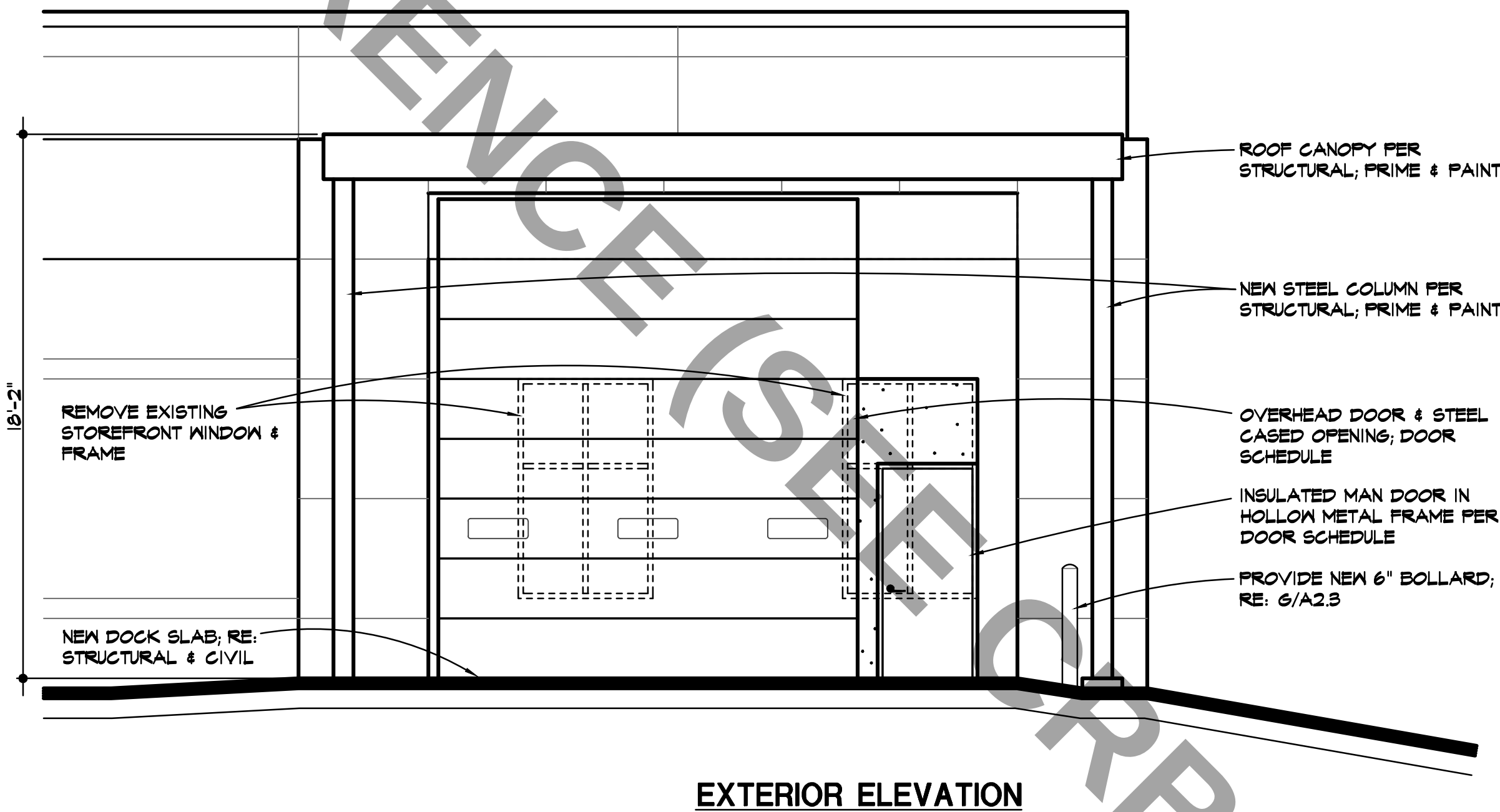
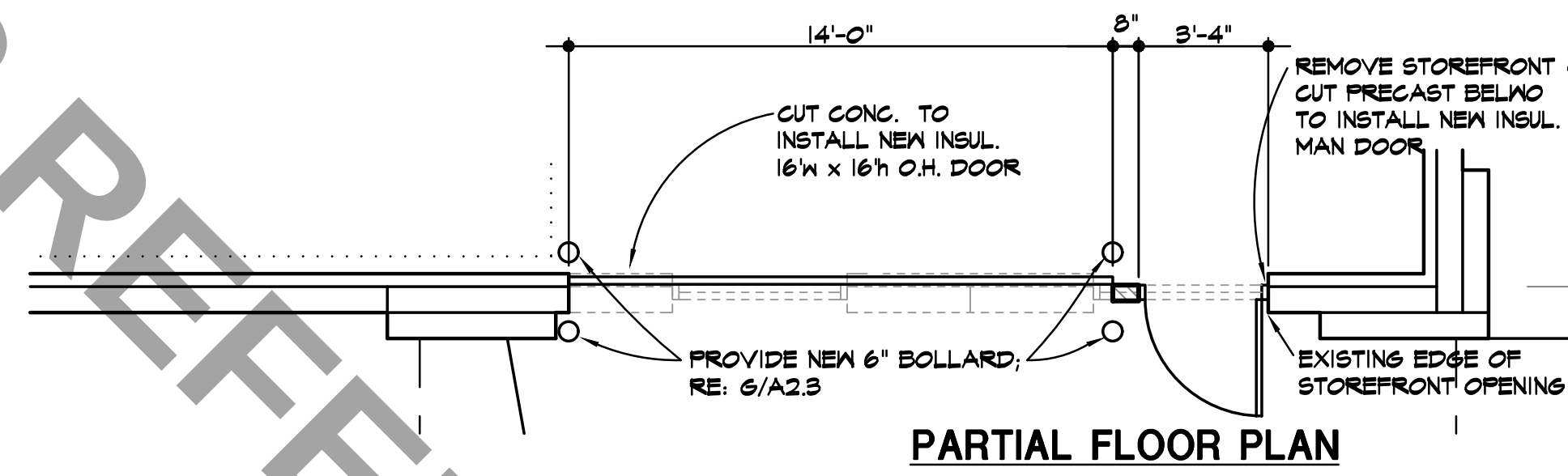


EAST ELEVATION

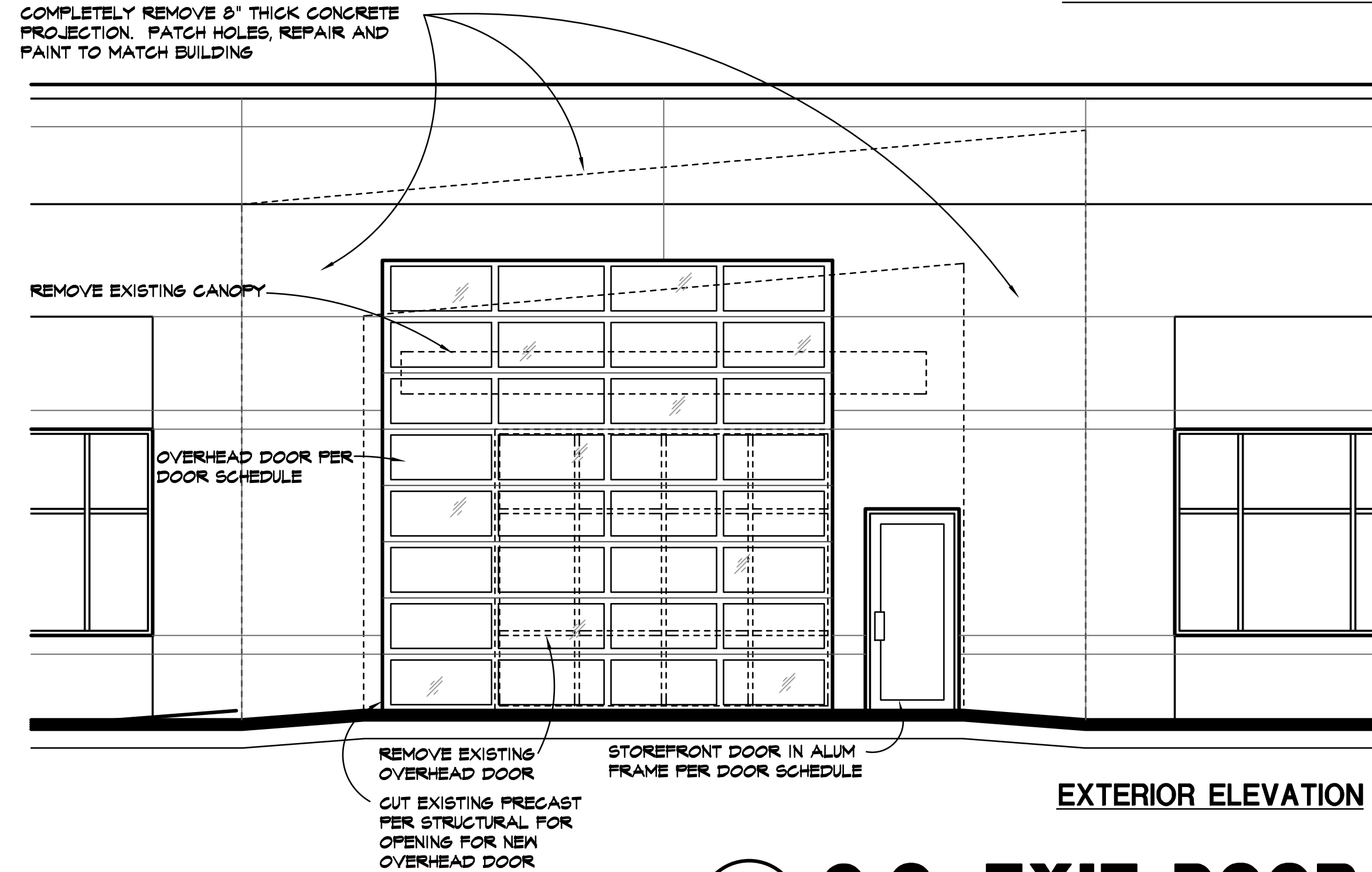
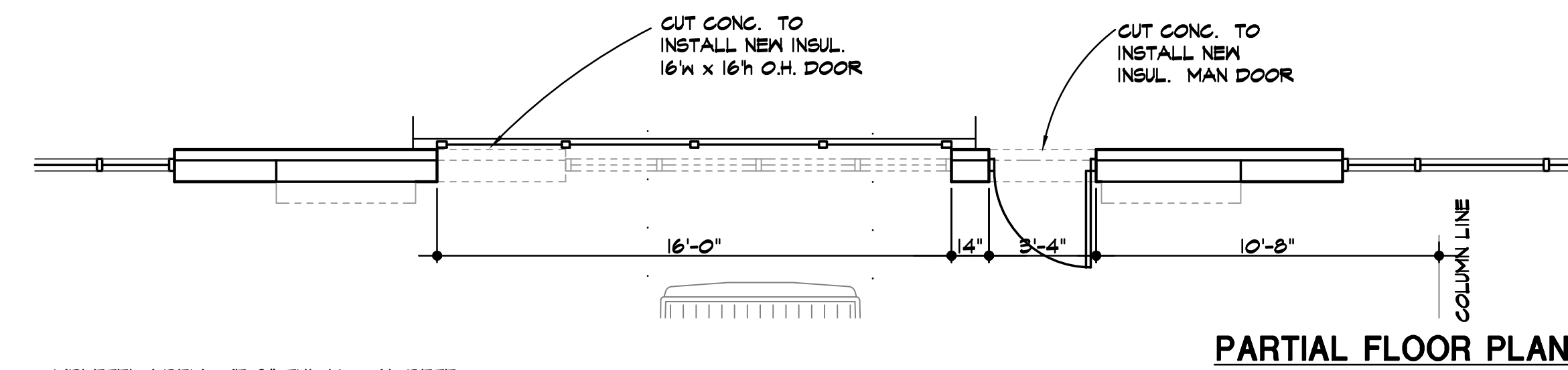
SCALE // 3/32" = 1'-0"



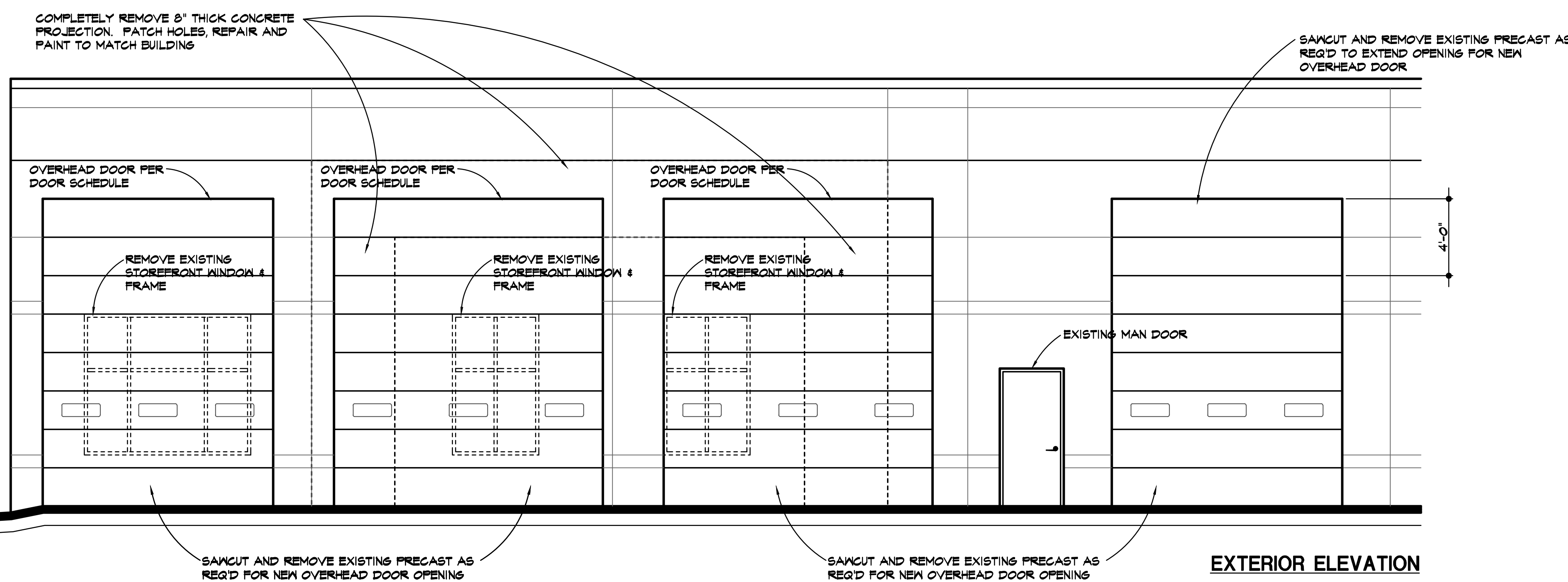
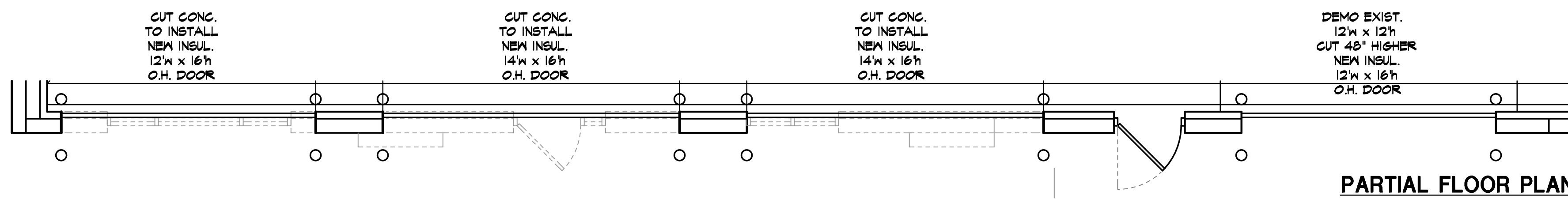
FOR REFERENCE (SEE ORBC-2022-40263)



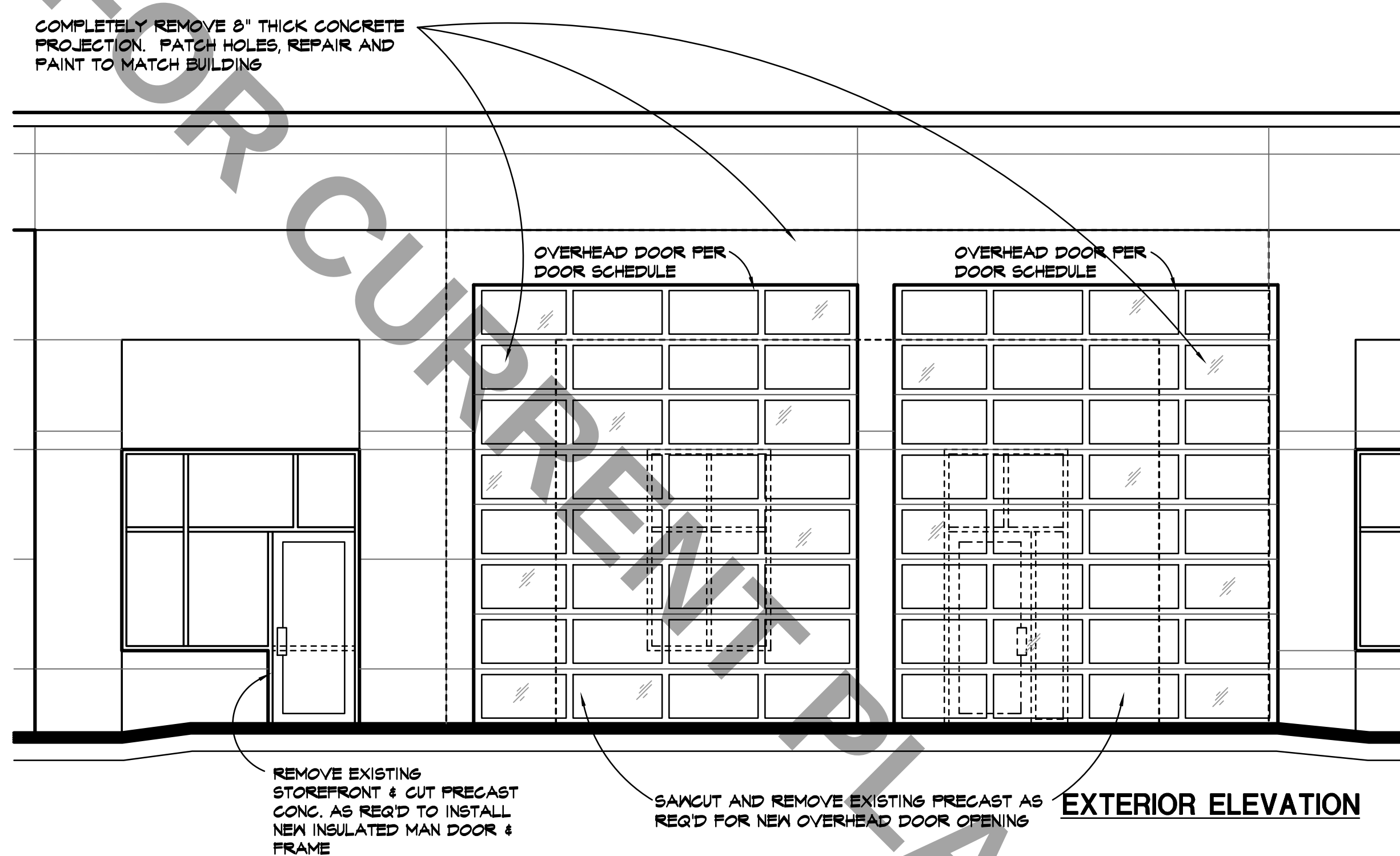
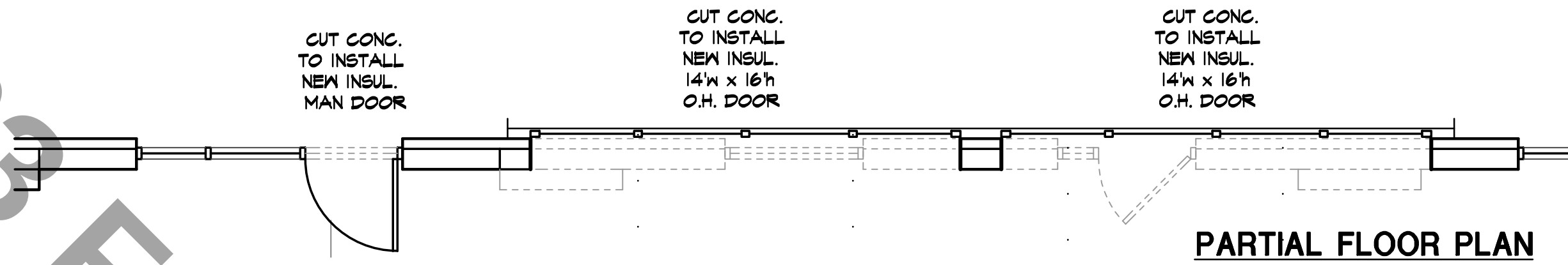
1 PARTS LOADING DOOR
A3.2 SCALE // 1/4" = 1'-0"



2 Q.C. EXIT DOOR
A3.2 SCALE // 1/4" = 1'-0"



3 SERVICE DOORS
A3.2 SCALE // 1/4" = 1'-0"



4 Q.C. ENTRANCE DOORS
A3.2 SCALE // 1/4" = 1'-0"



DAVID A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
Copyright © 2022 Kaster Architects, Inc.
7304 WEST 130th STREET
SUITE 170 PARK, KANSAS 66213
TELEPHONE (816) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE DEC. 22, 2022
REVISED
SHEET NUMBER
A3.2
OF SHEETS
KAI JOB NO. 2214-A