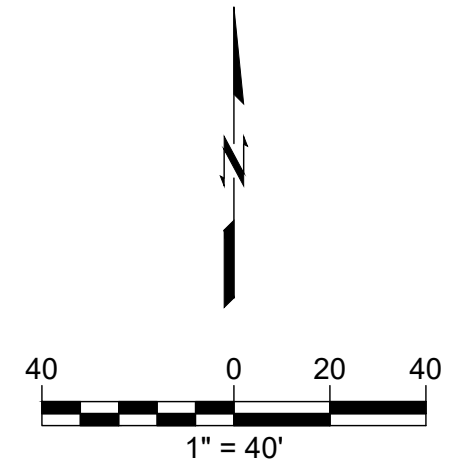


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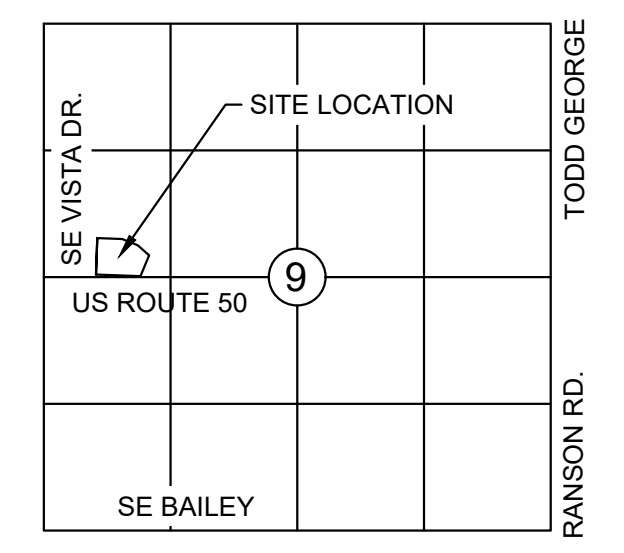


CAUTION
 NOTICE TO CONTRACTOR
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BENCHMARK INFORMATION
 BM 200 979.12' CHISELED SQUARE CUT ON THE SOUTHWEST CORNER OF EXISTING CURB INLET NEAR THE NORTHEAST CORNER OF PROPERTY, SOUTH SIDE OF 8TH STREET, ± 700 FEET EAST OF INTERSECTION OF 8TH AND SE VISTA DRIVE
 BM 201 1004.29' CHISELED + CUT ON FIRE HYDRANT BONNET BOLT, EAST SIDE OF SE VISTA DRIVE, ± 300 FEET SOUTH OF THE INTERSECTION OF SE VISTA DRIVE AND 8TH STREET

LEGAL DESCRIPTION
 LOT 314, VISTA DEL VERDE 11TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART CONVEYED TO THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE WARRANTY DEED RECORDED JULY 22, 1998 AS DOCUMENT NO. 98-K38698 IN BOOK K-3240 AT PAGE 456.



LOCATION MAP
 SECTION 9, TOWNSHIP 47, RANGE 31
 JACKSON COUNTY, MISSOURI
 N.T.S.

BOWLING SCHORK + ASSOC. DESIGN CO. LLC.
 P.O. BOX 3227
 BENTONVILLE, AR 72712
 479-250-9364
 WWW.BSA-DESIGNCO.COM

wallace
 Wallace Engineering
 Structural Consultants, Inc.
 Structural and Civil Consultants
 1511 McGee Street
 Kansas City, Missouri 64108
 816.421.8282, Fax 816.421.8338

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LEE'S SUMMIT, MISSOURI

AMERICA'S CAR-MART - SALES FACILITY
 AMERICA'S CAR-MART - SALES FACILITY
 1150 SE BLUE PARKWAY
 LEE'S SUMMIT, MO 64063

JOB NUMBER: 08-20-0001

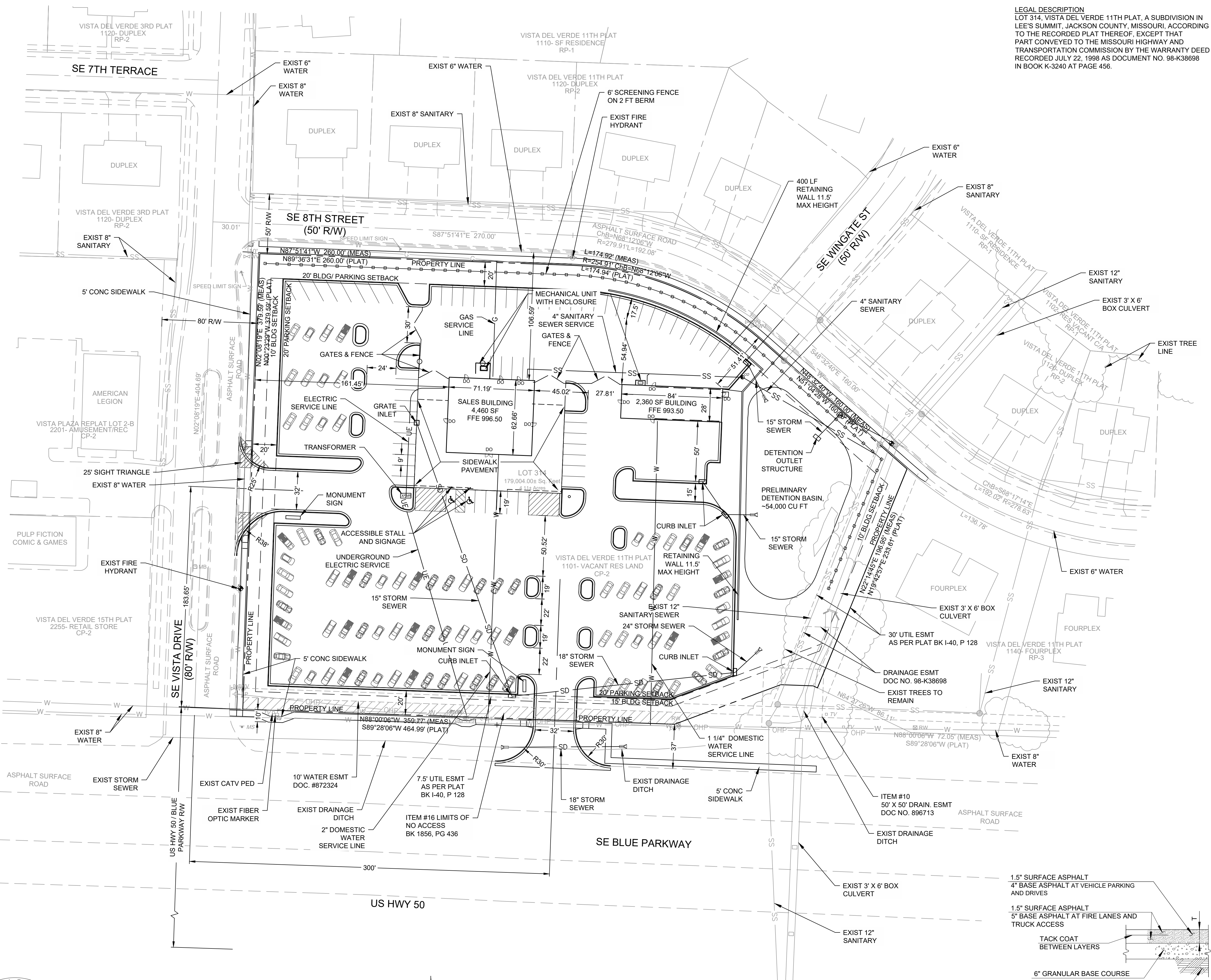
ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	7/12/21	City Review
2	8/25/21	PC Comments

CHECKED BY: MCA
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 DOCUMENT DATE: 6/11/21
 ISSUE: PRELIM DEV/ SUP PLAN

PRELIMINARY DEVELOPMENT PLAN

SHEET: **C1**



PROPERTY SCHEDULE

PROPERTY SCHEDULE	LOT 314 PROP CONDITIONS
SITE AREA	4.11 ACRES
ZONING	CP-2
LAND USE	AUTO DEALERSHIP
GROSS BUILDING AREA	7,000 SF
BUILDING HEIGHT - SALE BLDG	28' - 8"
BUILDING HEIGHT - DETAIL BLDG	19' - 0"
FLOOR AREA - SALE BLDG	4,460 SF
FLOOR AREA - DETAIL BLDG	2,352 SF
FLOOR AREA RATION (FAR)	5.19%
OPEN SPACE / % OPEN SPACE	58,806 sf / 33%
IMPERVIOUS AREA	120,442 SF (2.76 AC)
INTERIOR LANDSCAPE REQUIRED	5,793 SF
INTERIOR LANDSCAPE PROVIDED	5,996 SF
BUILDING SETBACK: FRONT/SIDE/REAR	15 FT / 10 FT / 20 FT
PARKING SETBACK	20 FT
PARKING STALLS REQUIRED	45
PARKING STALLS PROVIDED	60
ACCESSIBLE STALLS PROVIDED	2
VEHICLE SALES DISPLAY STALLS	91

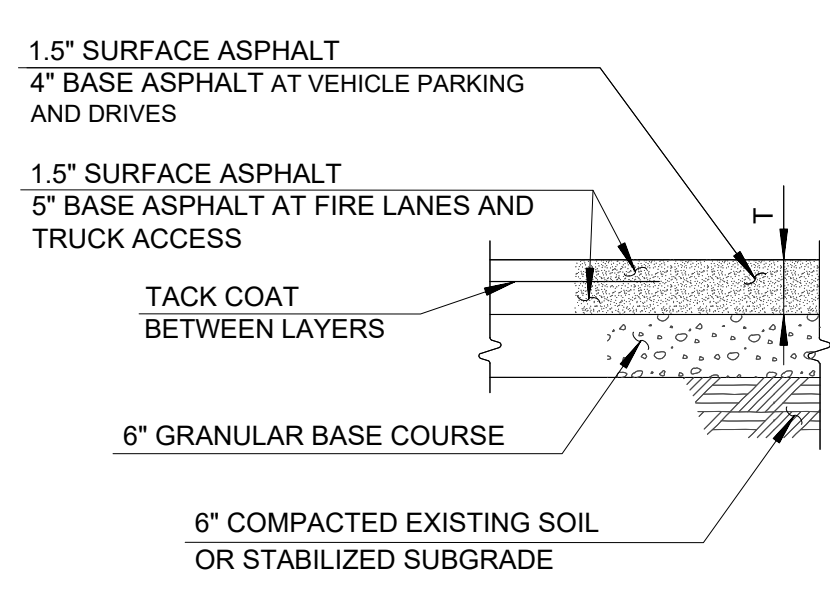
UTILITY DEMAND TABLE

UTILITY SERVICE	DEMAND
SALES BUILDING	
WATER	30 gpm max
SANITARY	0.56 gpm
ELECTRICAL	230 Amps
DETAIL BUILDING	
WATER	19 gpm
SANITARY	7 gpm
ELECTRICAL	400 Amps

NOTE:
 1. ALL DRIVING SURFACES SHALL BE ASPHALT OR CONCRETE PAVEMENT.
 2. PER MDR, THERE ARE NO OIL OR GAS WELLS LOCATED ON THIS PROPERTY.

LEGEND

---	EX MINOR CONTOUR
---	EX MAJOR CONTOUR
---	PROP MINOR CONTOUR
---	PROP MAJOR CONTOUR
SS	PROP SANITARY SEWER
SD	PROP STORM SEWER
W	PROP WATER LINE
G	PROP GAS LINE
UE	PROP UNDERGROUND POWER
(Tree symbol)	EXISTING TREE
(Stall symbol)	VEHICLE SALES DISPLAY AREA 60" STALLS



ASPHALT PAVEMENT
 PAVEMENT DETAIL
 SCALE: NTS

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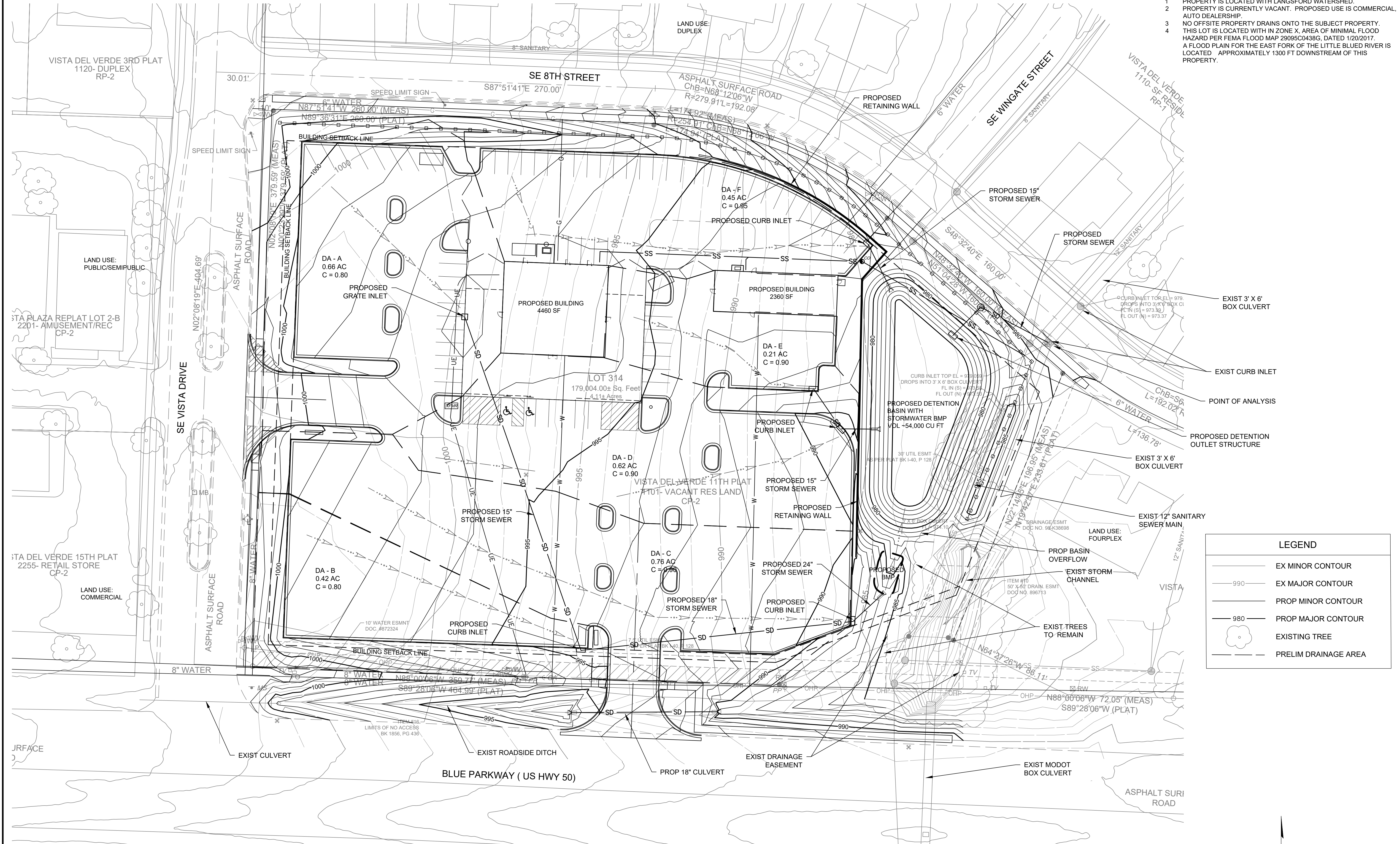
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PRELIMINARY DRAINAGE PLAN

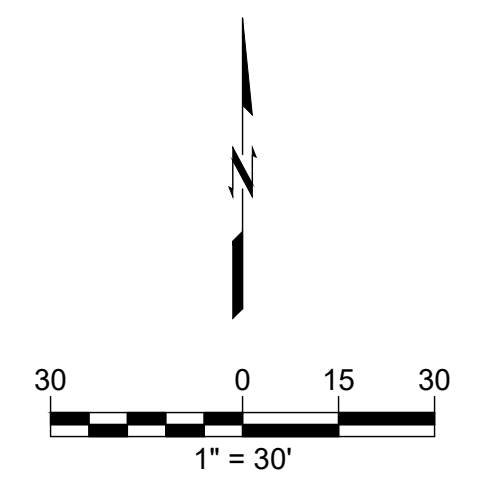
SHEET:
C2

- SITE DRAINAGE NOTES:**
- PROPERTY IS LOCATED WITH LANGSFORD WATERSHED.
 - PROPERTY IS CURRENTLY VACANT. PROPOSED USE IS COMMERCIAL, AUTO DEALERSHIP.
 - NO OFFSITE PROPERTY DRAINS ONTO THE SUBJECT PROPERTY.
 - THIS LOT IS LOCATED WITH IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP 29095C0438G, DATED 1/20/2017. A FLOOD PLAIN FOR THE EAST FORK OF THE LITTLE BLUE RIVER IS LOCATED APPROXIMATELY 1300 FT DOWNSTREAM OF THIS PROPERTY.

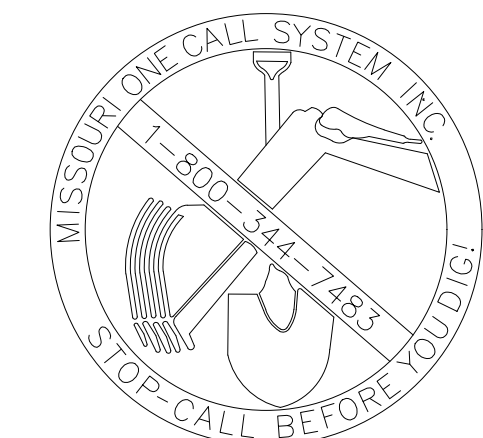


LEGEND

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PROP MINOR CONTOUR
- PROP MAJOR CONTOUR
- EXISTING TREE
- PRELIM DRAINAGE AREA



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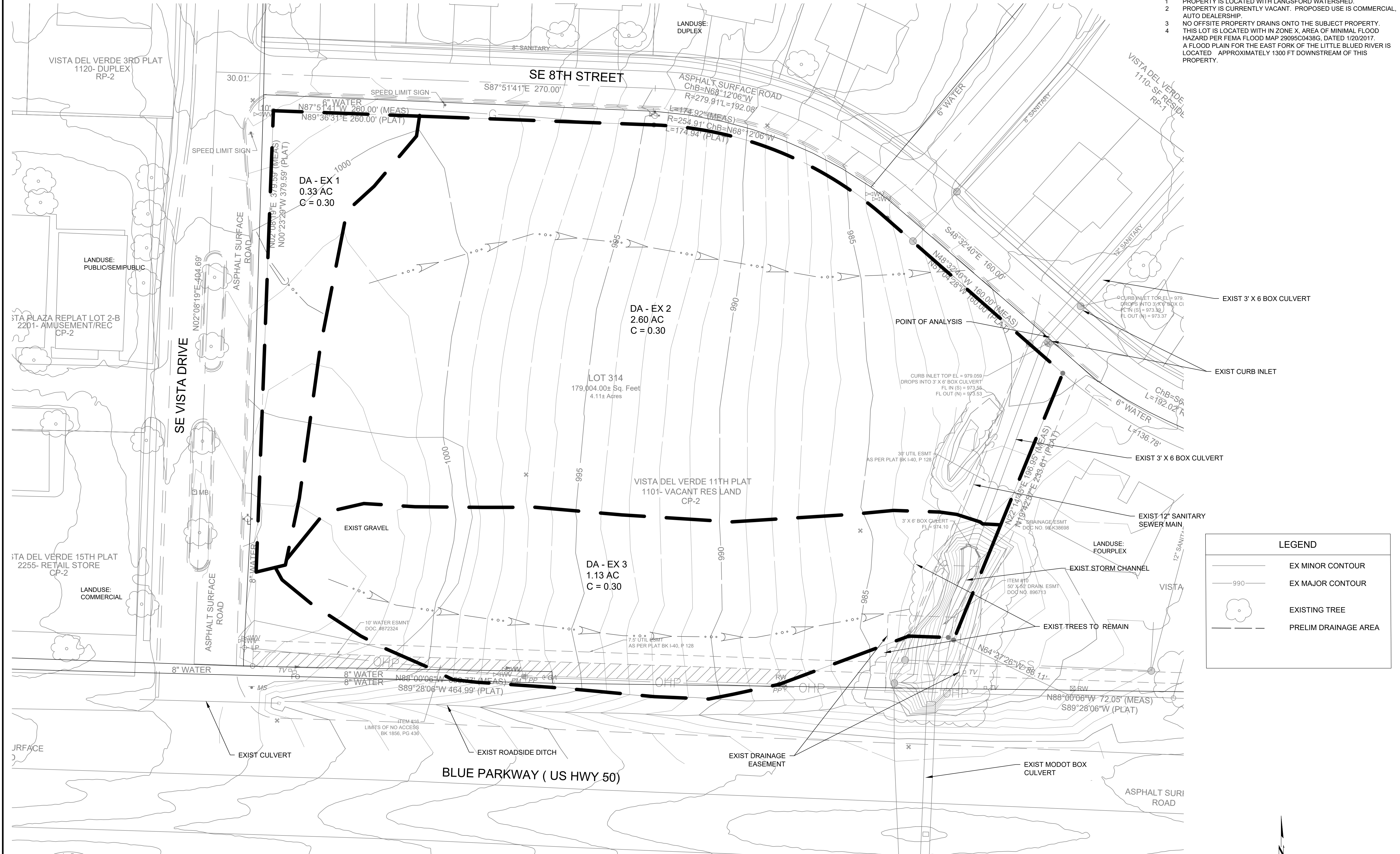
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 ISSUE: PRELIM DEV/ SUP PLAN

EXISTING DRAINAGE MAP

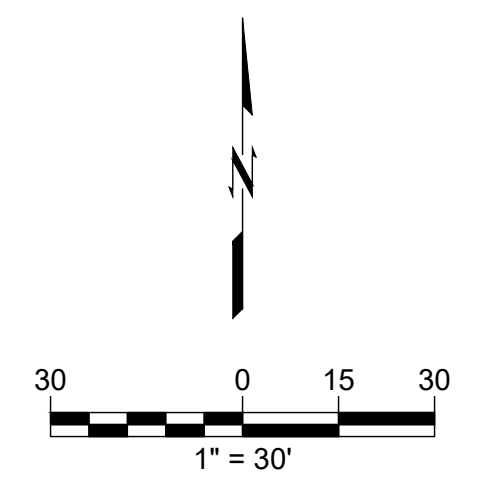
SHEET:
C3

- SITE DRAINAGE NOTES:**
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 2. PROPERTY IS CURRENTLY VACANT. PROPOSED USE IS COMMERCIAL, AUTO DEALERSHIP.
 3. NO OFFSITE PROPERTY DRAINS ONTO THE SUBJECT PROPERTY.
 4. THIS LOT IS LOCATED WITH IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP 2905C0438G, DATED 1/20/2017. A FLOOD PLAIN FOR THE EAST FORK OF THE LITTLE BLUE RIVER IS LOCATED APPROXIMATELY 1300 FT DOWNSTREAM OF THIS PROPERTY.

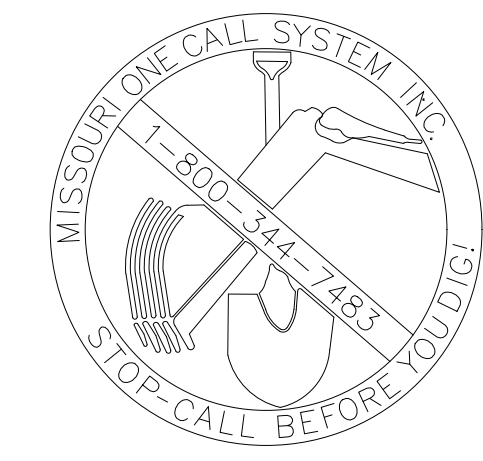


LEGEND

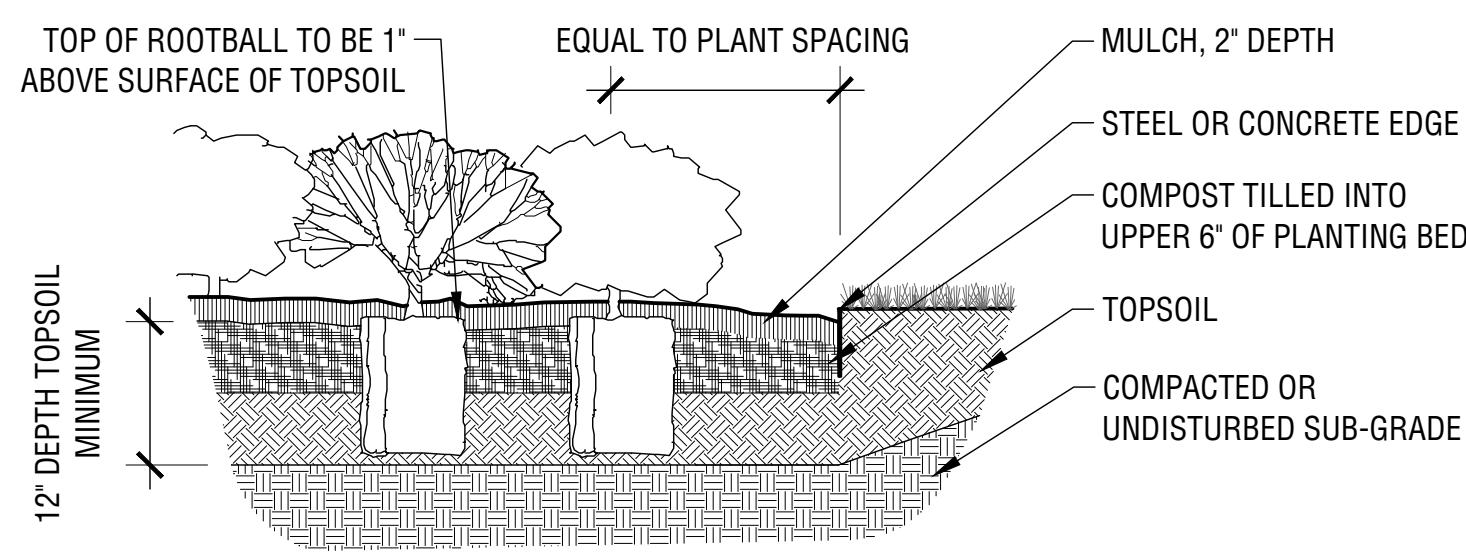
	EX MINOR CONTOUR
	EX MAJOR CONTOUR
	EXISTING TREE
	PRELIM DRAINAGE AREA



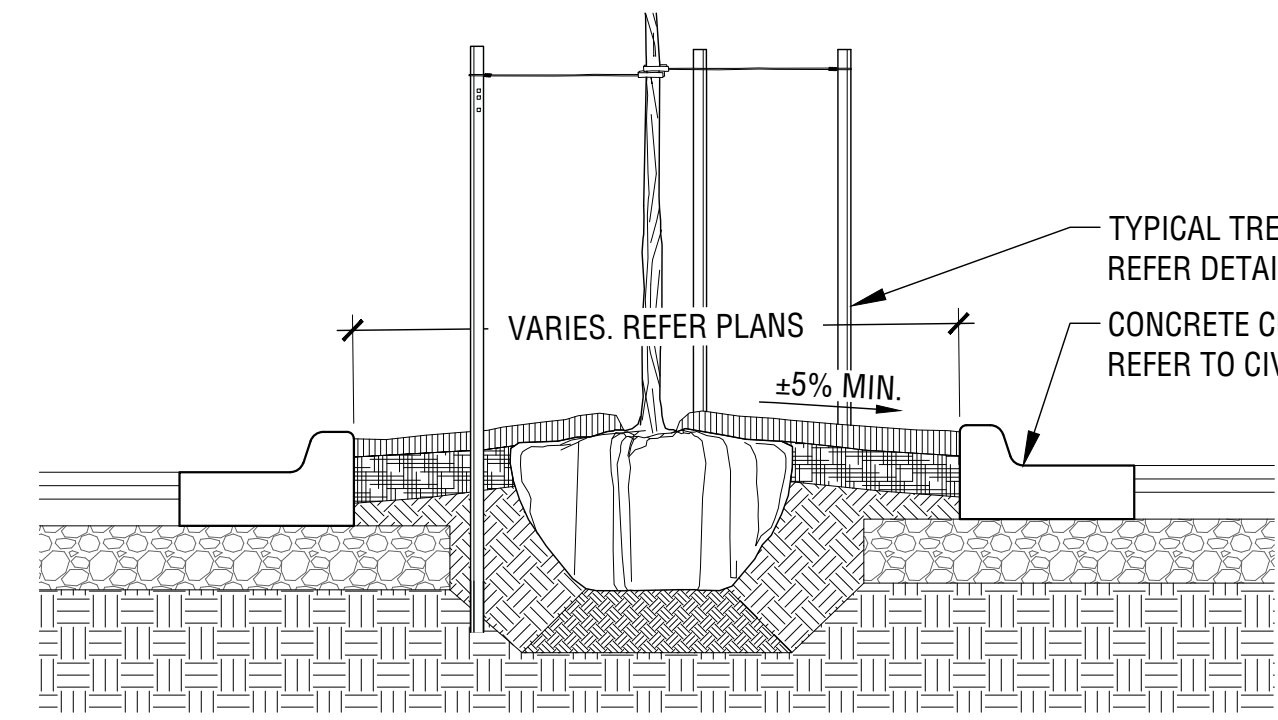
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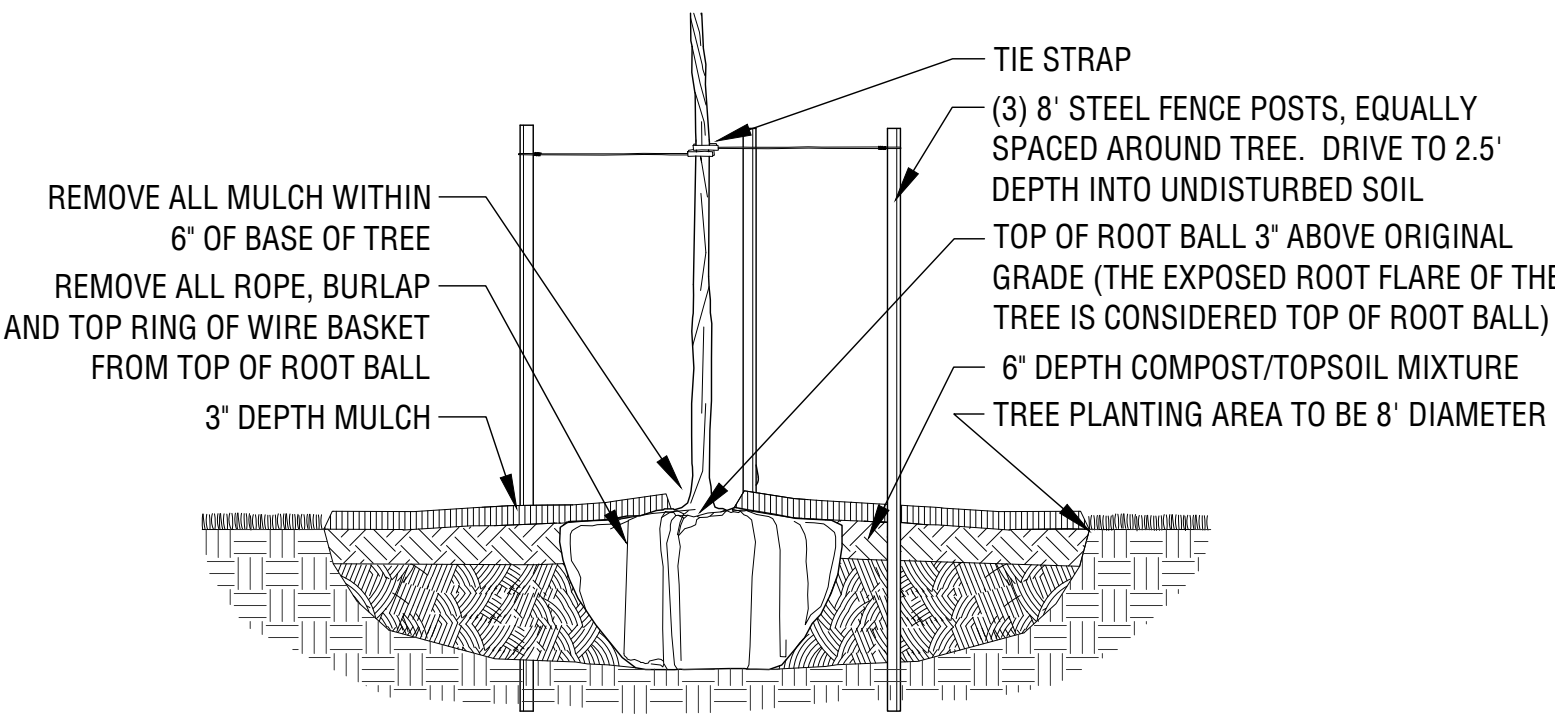
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 PLOT: 8/25/2021 2:20:28 PM
 ORIG SIZE: 24"x36"



- NOTES
- EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF MATERIAL IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
 - COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS.
 - 2" LAYER OF COMPOST TO BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS FOR ALL SHRUB PLANTING AREAS.



- NOTES
- REFER TO CIVIL PLANS FOR PARKING LAYOUT.
 - TREES IN PARKING LOT ISLANDS TO BE INSTALLED SIMILAR TO TYPICAL TREE PLANTING.
 - CENTER OF PARKING LOT ISLANDS TO BE MOUNDED AT 5% MINIMUM OR 12" HT MAX.
 - TOPSOIL FILL SHALL EXTEND 6" MINIMUM BELOW TREE ROOTBALL WITH COMPACTED TOPSOIL FOR SUPPORT.



- NOTES
- EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF MATERIAL IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
 - AT ROOT FLAIR, MAIN ORDER ROOTS TO BE A MAXIMUM OF 1" BELOW TOP OF ROOT BALL SOIL SURFACE.
 - COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS.
 - COMPOST TO BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS AT THE RATE OF 8 CUBIC FEET (8-2CF BAGS) FOR EACH TREE PLANTING AREA.

2 SHRUB PLANTING
NTS NOT TO SCALE

3 TREE PLANTING IN ISLAND
NTS NOT TO SCALE

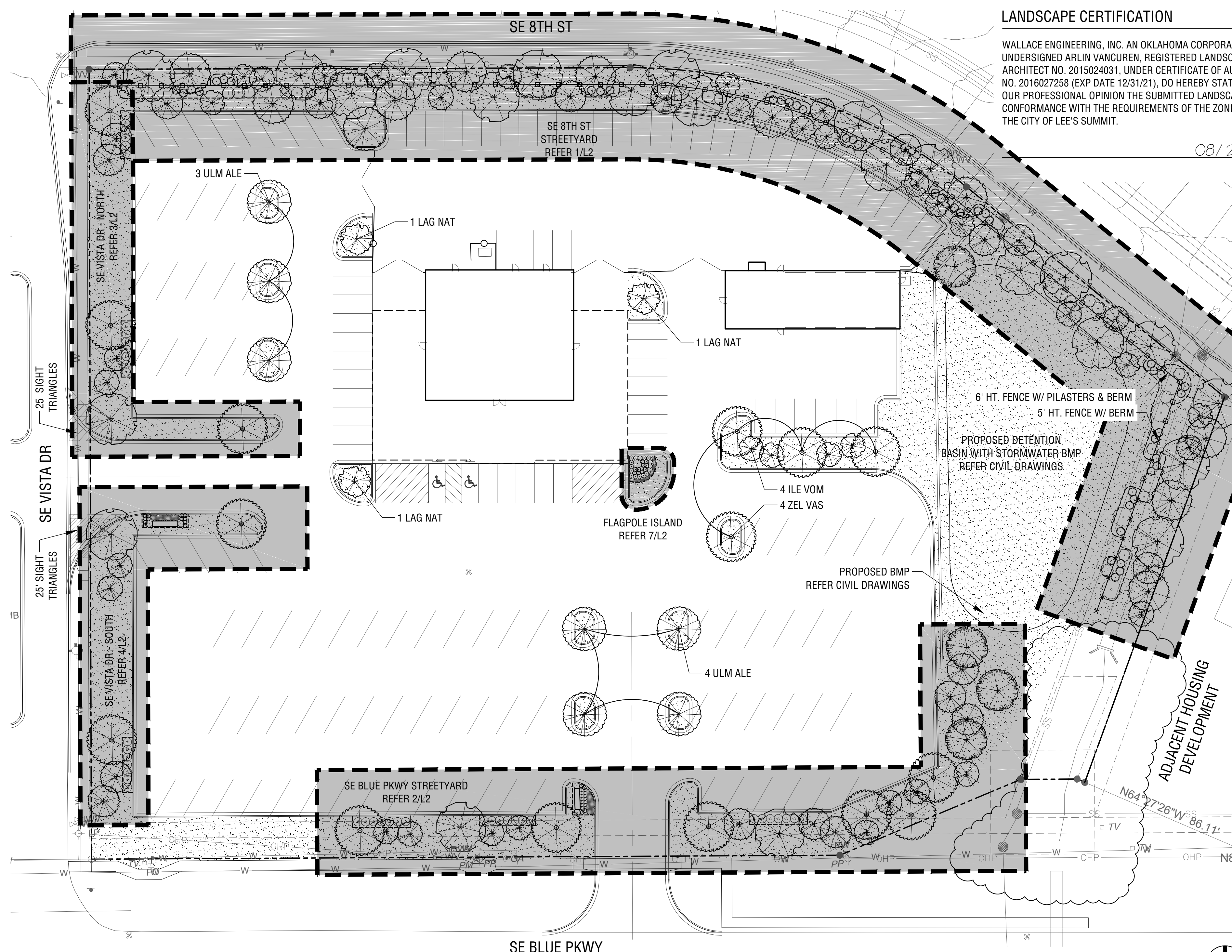
4 TYPICAL TREE PLANTING
NTS NOT TO SCALE

LANDSCAPE CERTIFICATION

WALLACE ENGINEERING, INC. AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED ARLIN VANCUREN, REGISTERED LANDSCAPE ARCHITECT NO. 2015024031, UNDER CERTIFICATE OF AUTHORIZATION NO. 2016027258 (EXP DATE 12/31/21), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF LEE'S SUMMIT.

LEGEND

- SOLID SOD BERMUDA GRASS OVER 6" MINIMUM OF TOPSOIL. REFER SPECIFICATIONS
- 3/16" THICK STEEL BED EDGING REFER SPECIFICATIONS
- HIGH IMPACT SCREEN
- 6" OPAQUE VINYL FENCE W/ PILASTERS ON 2' EARTHEN BERM
- HIGH IMPACT SCREEN
- 5" OPAQUE VINYL FENCE W/ PILASTERS ON 3' EARTHEN BERM



1 LANDSCAPE PLAN
1"=20'-0"

PLANT LIST

KEY	QUAN	UNIT	NAME	SIZE	ROOT BALL	REMARKS
ACE OCT	11	EA.	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	10' H 3" CP	B&B	
BUX SPR	16	EA.	BUXUS MICROPHYLLA 'SPRINTER' SPRINTER BOXWOOD		#3C	2'-0" O.C.
BUX MOU	4	EA.	BUXUS x 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD		#3C	2'-0" O.C.
CER APP	18	EA.	CERCIS CANADENSIS 'APPALACHIAN RED' APPALACHIAN RED REDBUD	8' H 2" CP	B&B	
COR FLO	23	EA.	CORNUS FLORIDA WHITE FLOWERING DOGWOOD	8' H 2" CP	B&B	
FOR LYN	21	EA.	FORSYTHIA X INTERMEDIA 'LYNWOOD' LYNWOOD GOLD FORSYTHIA		#5C	5'-0" O.C.
HIB BLU	12	EA.	HIBISCUS SYRIACUS 'BLUE BIRD' BLUE BIRD ROSE OF SHARON		#5C	6'-0" O.C.
HYD BAI	1	EA.	HYDRANGEA MACROPHYLLA 'BAILMER' DWARF BURFORD HOLLY		#3C	3'-6" O.C.
ILE COR	41	EA.	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY		#3C	3'-6" O.C.
ILE VOM	15	EA.	ILEX VOMITORIA YAUPON HOLLY	8' H 2" CP	B&B	MT
JUN GRE	43	EA.	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL JUNIPER		#3C	3'-6" O.C.
LAG NAT	3	EA.	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' NATCHEZ CRAPMYRTLE	8' H 2" CP	B&B	STANDARD
LIR BLU	14	EA.	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF		#1C	1'-6" O.C.
NAS TEN	26	EA.	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		#3C	1'-6" O.C.
PIN TAE	10	EA.	PINUS TAEDA LOBLOLLY PINE	10' H 3" CP	B&B	
QUE SHU	12	EA.	QUERCUS SHUMARDII SHUMARD OAK	12' H 3" CP	B&B	
TAX DIS	4	EA.	TAXODIUM DISTICHUM 'MICKELSON' SHAWNEE BRAVE BALD CYPRESS	12' H 3" CP	B&B	
ULM ALE	8	EA.	ULMUS PARVIFOLIA 'ELMER II' ALEE LACEBARK ELM	10' H 3" CP	B&B	
VIB PLI	5	EA.	VIBURNUM Plicatum tomentosum 'Mariesii' DOUBLEFILE VIBURNUM		#5C	
ZEL VAS	15	EA.	DEKHOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	12' H 3" CP	B&B	

- H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULT-TRUNK, FTG: FULL TO GROUND
- O.C.: INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
 - MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
 - QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
 - 4" CALIPER TREES AND LARGER TO BE LIMBED 6" MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
 - ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

PLANTING NOTES

- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
- ALL AREAS NOTED AS "LAWN" ON PLAN, AND ALL OTHER AREAS ON SITE WHICH ARE NOT OTHERWISE DESIGNATED AND ARE DAMAGED BY CONSTRUCTION, ARE TO BE PLANTED WITH SOLID SOD BERMUDA GRASS.
- ALL PLANTING BEDS THAT ADJUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
- FINISH GRADE FOR SHRUB, GROUND COVER, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
- FIELD STAKE LOCATIONS OF PROPOSED TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF TREES.
- FOR ADDITIONAL PLANTING REQUIREMENTS REFER TO SPECIFICATIONS.
- BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.

CITY OF LEE'S SUMMIT LANDSCAPE REQUIREMENTS

- STREET FRONTAGE**
- REQUIRED: 1 TREE PER 30 LF OF STREET FRONTAGE
SE VISTA DR - 380 LF / 30 = 13 TREES
SE BLUE PKWY - 420 LF / 30 = 14 TREES
 - PROVIDED: TREE SIZE MIX USED: LG AND SM TREES DUE TO UTILITY CONFLICTS
SE VISTA DR - 14 TREES
SE BLUE PKWY - 14 TREES
 - REQUIRED: 1 SHRUB PER 20 LF OF STREET FRONTAGE
SE VISTA DR - 380 LF / 20 = 19 SHRUBS
SE BLUE PKWY - 420 LF / 20 = 21 SHRUBS
 - PROVIDED: SHRUBS 18" MIN HEIGHT AT PLANTING
SE VISTA DR - 20 SHRUBS
SE BLUE PKWY - 21 SHRUBS
- OPEN YARD AREAS**
- REQUIRED: 1 TREE FOR EVERY 5,000 SF OF LOT AREA, EXCLUDING BLDG FOOTPRINT
116,238 SF / 5,000 SF x 1 = 24 TREES
 - PROVIDED: 27 TREES
 - REQUIRED: 2 SHRUBS FOR EVERY 5,000 SF OF LOT AREA, EXCLUDING BLDG FOOTPRINT
116,238 SF / 5,000 SF x 2 = 47 SHRUBS
 - PROVIDED: 61 SHRUBS
- PARKING LOT LANDSCAPE**
- REQUIRED: LANDSCAPE ISLANDS SHALL CONSTITUTE AT LEAST 5% OF TOTAL AREA OF PARKING SPACES, AISLES AND DRIVEWAYS
 - PROVIDED: 5.02% OF TOTAL AREA IS LANDSCAPE ISLANDS
 - REQUIRED: LANDSCAPE ISLANDS SHALL BE NO LESS THAN 9 FT WIDE AND PLANTED WITH TREES, SHRUBS, GRASSES OR GROUNDCOVERS
 - PROVIDED: 9' MIN WIDTH
- LAND USE BUFFER SCREEN - NORTH (SE 8TH ST)**
- REQUIRED: HIGH IMPACT SCREENING BETWEEN CP-2 & RP-2
20' WIDTH LANDSCAPE BUFFER
6' HEIGHT MASONRY WALL OR OPAQUE VINYL FENCE WITH MASONRY PILASTERS
LOW IMPACT SCREENING: OPTION B (11,110 TOTAL SF)
SHADE TREES - 11,110 / 750 SF = 15 SHDE
ORNAMENTAL TREES - 11,110 / 750 SF = 15 ORNM
EVERGREEN TREES - 11,110 / 750 SF = 15 EVGR
SHRUBS - 11,110 / 200 SF = 56 SHRUBS
 - PROVIDED: 20' WIDTH LANDSCAPE BUFFER
582 LF OF 6' HEIGHT OPAQUE VINYL FENCE WITH MASONRY PILASTERS ON TOP OF A 2' EARTHEN BERM
LOW IMPACT SCREENING: OPTION B
SHADE TREES - 16 TREES
ORNAMENTAL TREES - 16 TREES
EVERGREEN TREES - 16 TREES
SHRUBS - 56 SHRUBS
- LAND USE BUFFER SCREEN - EAST (ADJACENT HOUSING DEVELOPMENT)**
- REQUIRED: HIGH IMPACT SCREENING BETWEEN CP-2 & RP-3
20' WIDTH LANDSCAPE BUFFER
6' HEIGHT MASONRY WALL OR OPAQUE VINYL FENCE WITH MASONRY PILASTERS
LOW IMPACT SCREENING: OPTION B (2,150 TOTAL SF)
SHADE TREES - 2,150 / 750 SF = 3 SHDE
ORNAMENTAL TREES - 2,150 / 750 SF = 3 ORNM
EVERGREEN TREES - 2,150 / 750 SF = 3 EVGR
SHRUBS - 2,150 / 200 SF = 22 SHRUBS
 - PROVIDED: 20' WIDTH LANDSCAPE BUFFER
108 LF OF 5' HEIGHT OPAQUE VINYL FENCE WITH MASONRY PILASTERS ON TOP OF A 3' EARTHEN BERM
LOW IMPACT SCREENING: OPTION B
SHADE TREES - 3 SHDE
ORNAMENTAL TREES - 3 ORNM
EVERGREEN TREES - 4 EVGR
SHRUBS - 26 SHRUBS

BOWLING SCHORK + ASSOC. DESIGN CO. LLC.
P.O. BOX 3227
BENTONVILLE, AR 72712
479-250-9364
WWW.BSA-DESIGNCO.COM

wallace
Wallace Engineering
Structural Consultants, Inc.
Structural and Civil Consultants
1311 Midway Street
Kansas City, Missouri 64108
816.421.8282, Fax 816.421.8338

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AMERICA'S CAR-MART
AMERICA'S CAR-MART - SALES FACILITY
VISTA RD & BLUE PARKWAY
LEE'S SUMMIT, MO 64063
JOB NUMBER: 08-20-0001

ISSUE BLOCK

NO.	DATE	REVISION
1	7/12/21	City Review
2	8/27/21	City Review

CHECKED BY:
DRAWN BY:
DOCUMENT DATE: 6/11/21
ISSUE: PRELIM DEV/ SUP PLAN

PRELIMINARY LANDSCAPE PLAN

SHEET:
L1

STIPULATION FOR REUSE
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LEE'S SUMMIT, MO
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LEE'S SUMMIT, MISSOURI

AMERICA'S CAR-MART
AMERICA'S CAR-MART - SALES FACILITY
VISTA RD & BLUE PARKWAY
LEE'S SUMMIT, MO 64063
JOB NUMBER: 08-20-0001

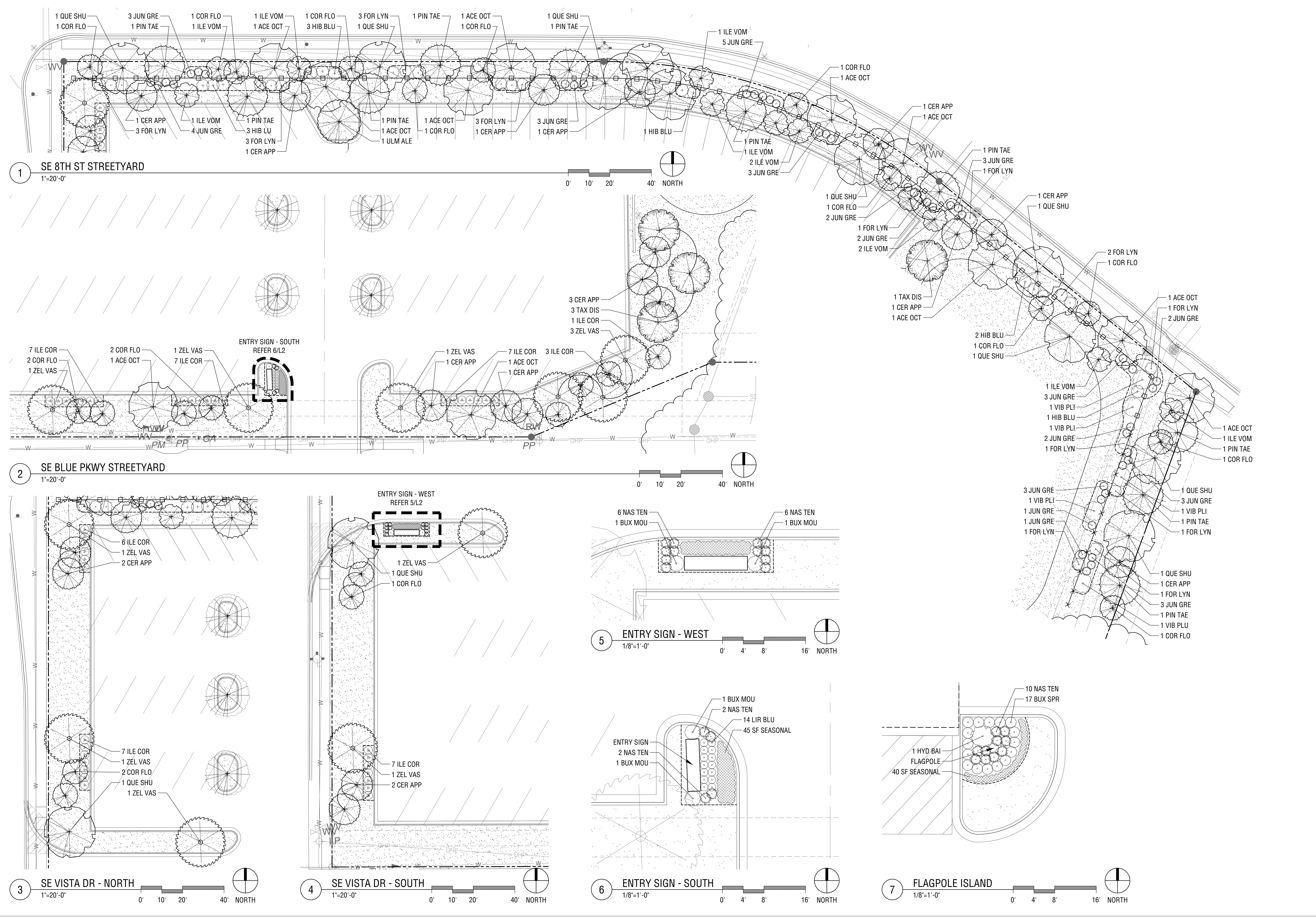
ISSUE BLOCK

1	7/12/21	City Review
2	8/27/21	City Review

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DRAWN BY:
DOCUMENT DATE: 6/11/21
ISSUE: PRELIM DEV/ SUP PLAN

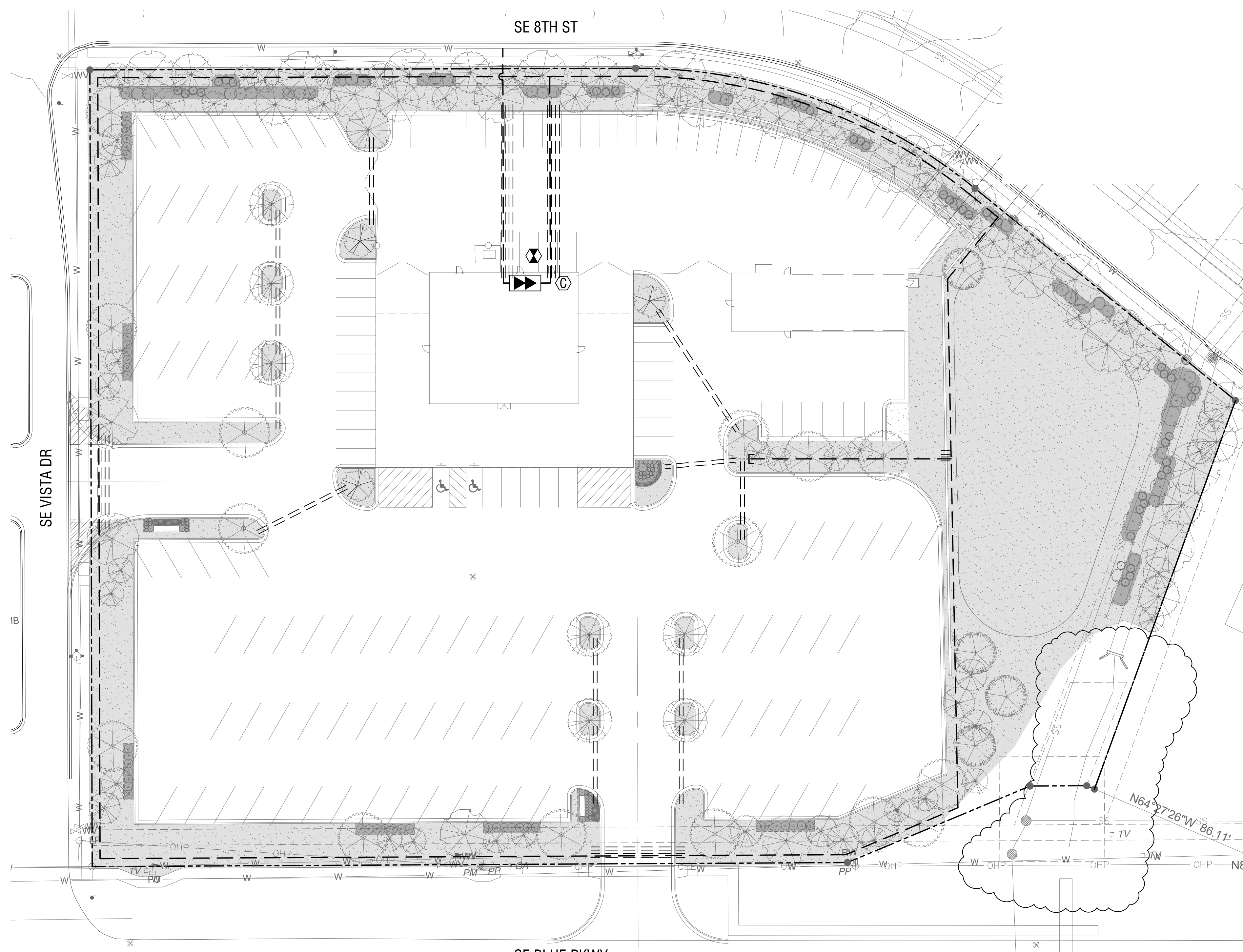
PRELIMINARY
LANDSCAPE
ENLARGEMENTS

SHEET:
L2



IRRIGATION NOTES

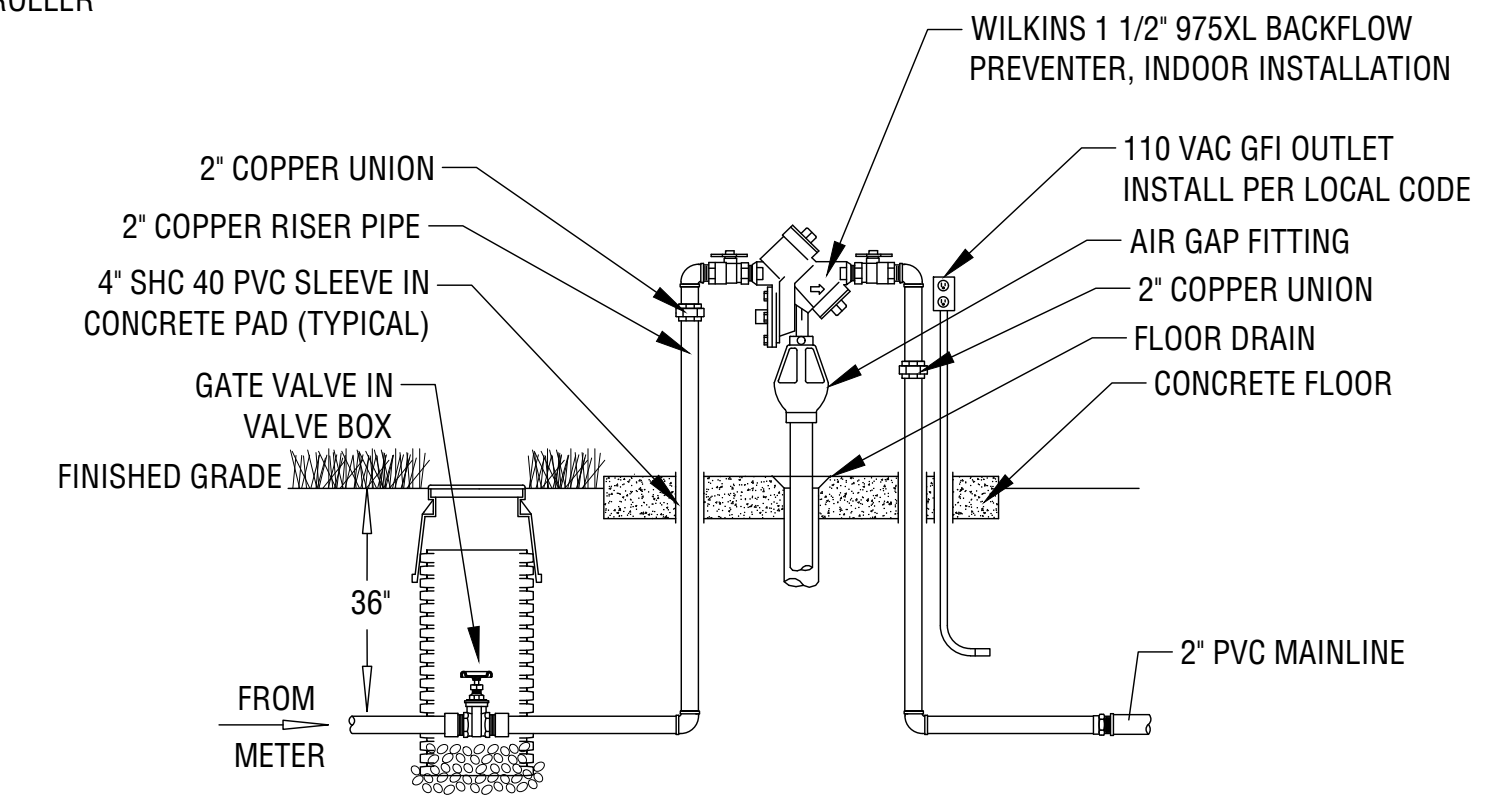
1. CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM IRRIGATION OPERATIONS.
2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION.
4. IRRIGATION SYSTEM SHALL BE INSTALLED PER THE CITY OF LEE'S SUMMIT CODES.
5. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED ON SEPARATE ZONES FROM LAWN AREAS, AND DRIP ZONES SHALL BE SEPARATE FROM SPRAY/ROTARY ZONES.
6. WORK TO INCLUDE DESIGN AND INSTALLATION OF AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING UNIFORM MOISTURE COVERAGE. ALL PIPES AND VALVES SHALL BE TRENCHED BELOW GRADE PER SPECIFICATIONS.
7. IRRIGATION SYSTEM SHALL CONSIST OF AN ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM OF PVC PIPE AND FITTINGS, WITH FIXED AND POP-UP HEADS IN A MULTI-STATION SYSTEM, PROGRAMMED AS APPROVED BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR TO FOLLOW DESIGN, SPECIFICATIONS, AND SPECIFIC MANUFACTURER'S RECOMMENDATIONS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. CONTRACTOR SHALL BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES RESPONSIBILITY OF ALL REQUIRED REVISIONS.
9. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL ALL SLEEVES ON THE PROJECT WHETHER SHOWN ON THE DRAWINGS OR NOT. SLEEVES SHALL BE SIZED TWO (2) TIMES THE NOMINAL DIAMETER OF THE LARGEST PIPE PASSING THROUGH THE SLEEVE. MINIMUM SLEEVE SIZE SHALL BE 2". SLEEVES SHALL BE INSTALLED AT A MINIMUM COVER DEPTH OF EIGHTEEN (18") FROM FINISHED GRADE. COORDINATE HORIZONTAL AND VERTICAL ELEVATIONS WITH UTILITIES AND FOOTINGS. A SEPARATE MINIMUM 2" DIAMETER SLEEVE SHALL BE PROVIDED FOR THE CONTROL WIRES TO PASS THROUGH AT EACH CROSSING. THE CONTRACTOR SHALL RECEIVE THE OWNER REPRESENTATIVE'S APPROVAL FOR ALL REQUIRED BORES UNDER ROADS, PATHS AND SIDEWALKS.
10. THE AUTOMATIC IRRIGATION CONTROLLER TO BE INSTALLED AT THE LOCATION SHOWN. THE CONTRACTOR SHALL RECEIVE THE OWNER REPRESENTATIVE'S APPROVAL FOR SPECIFIC PLACEMENT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE A 2" SCHEDULE 40 PVC CONDUIT FOR IRRIGATION CONTROL WIRES. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE 120 VOLT POWER SOURCE AND VERIFY ITS INSTALLATION PRIOR TO COMMENCING IRRIGATION WORK.
11. ADJUST ALL HEADS TO MINIMIZE OVER SPRAY ONTO HARDSCAPE AND BUILDINGS. USE PCS SCREENS AS NEEDED ON SPRAY HEADS WITH 5'-15" SERIES MPR SPRAY NOZZLES TO ADJUST OVER SPRAY. USE RADIUS ADJUSTMENT SCREW ON 5'-15" SERIES MPR SPRAY NOZZLES ONLY WHEN NECESSARY.
12. ALL SPRAY AND ROTARY HEADS SHALL BE INSTALLED PERPENDICULAR (90 DEGREES) TO FINISHED GRADE.
13. SPRAY SPRINKLER HEADS WITH CHECK VALVES SHALL BE REQUIRED TO PREVENT LOW HEAD DRAINAGE. CONTRACTOR SHALL INSTALL ADDITIONAL IN-LINE CHECK VALVES AS REQUIRED WHEN HEAD OF WATER IN UPSTREAM PIPE EXCEEDS THE CAPACITY OF DOWNSTREAM SPRINKLER HEAD CHECK VALVES.
14. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. WHERE PRACTICAL, IRRIGATION PIPING WILL ENTER THE DRIPLINE OF TREES DIRECTLY TOWARD THE TREE TRUNK AND NOT PASS COMPLETELY THROUGH THE ROOTZONE.
15. CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE INSTALLATION.
16. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.



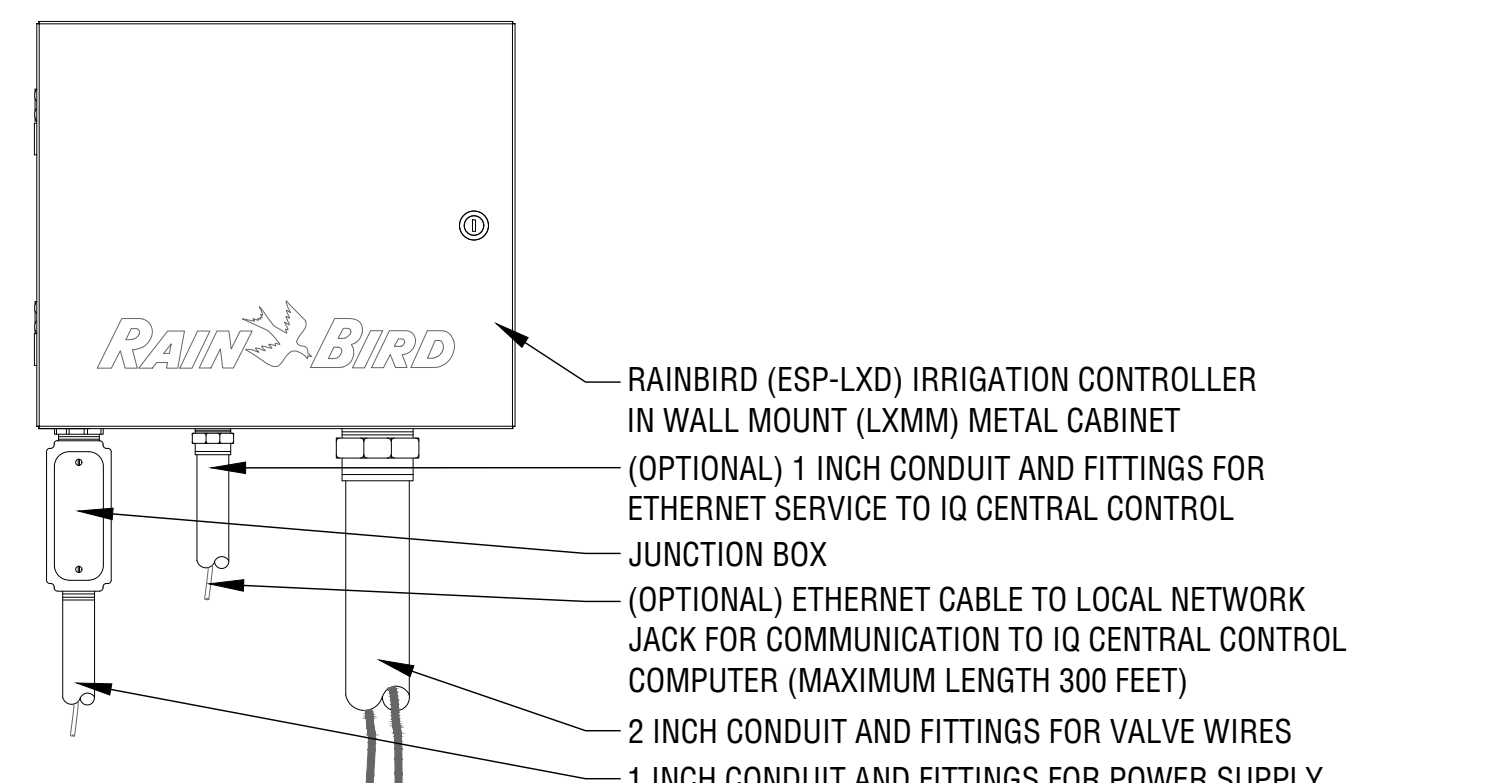
1 LANDSCAPE PLAN
1"=20'-0"

LEGEND

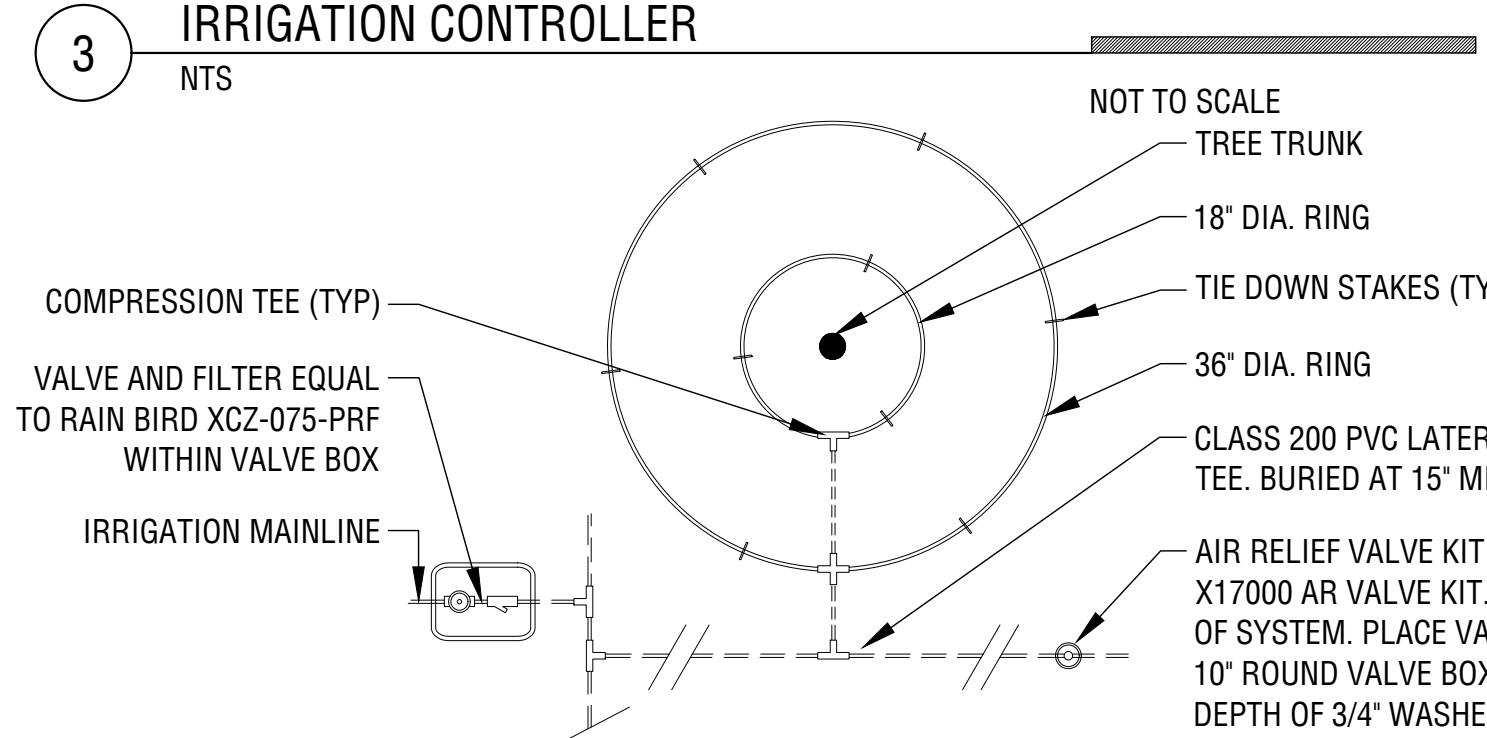
- LAWN AREA ROTARY/SPRAY IRRIGATION ZONES
- SHRUB AREA SPRAY IRRIGATION ZONES
- WILKINS 1 1/2" PRESSURE REDUCING TYPE BACKFLOW PREVENTER
- MAINLINE PIPING (2" SCH. 40 PVC)
- WALL MOUNTED RAIN / FREEZE SENSOR. REFER SPECIFICATIONS & NOTES.
- SLEEVING (SCH 40 PVC)
- INTERIOR WALL MOUNTED, RAINBIRD 'ESP-LXD' IRRIGATION CONTROLLER



2 BACKFLOW PREVENTER INDOOR ASSEMBLY
NTS NOT TO SCALE



3 IRRIGATION CONTROLLER
NTS NOT TO SCALE



4 LOW VOLUME TREE DRIP RING ASSEMBLY
NTS NOT TO SCALE

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LEE'S SUMMIT, MISSOURI

AMERICA'S CAR-MART
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VISTA RD & BLUE PARKWAY
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JOB NUMBER: 08-20-0001

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PRELIMINARY IRRIGATION PLAN

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 AMERICA'S CAR-MART - SALES FACILITY
 VISTA RD & BLUE PARKWAY
 LEE'S SUMMIT, MO 64063

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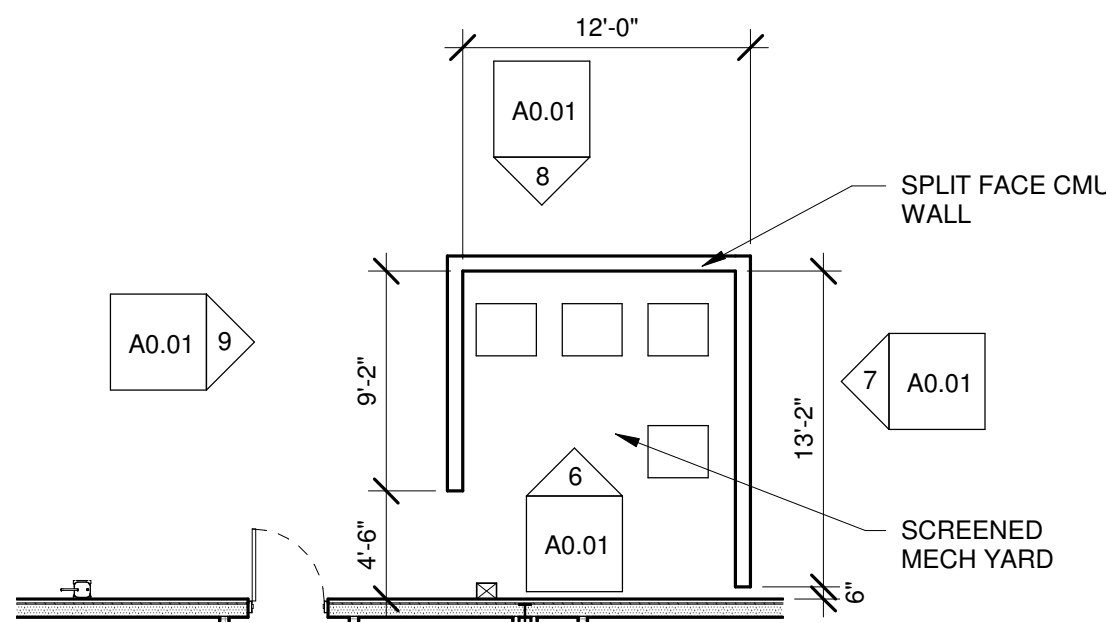
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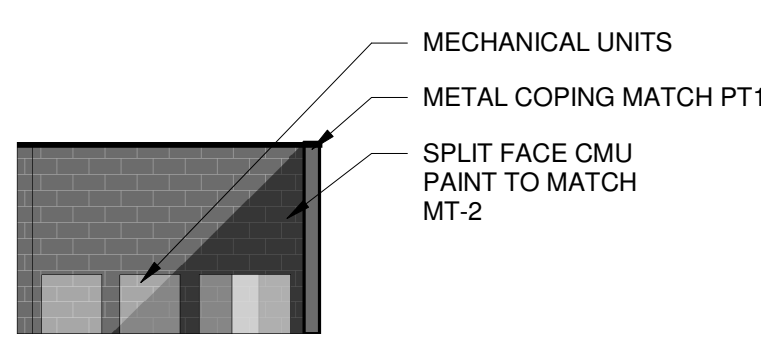
SALES BUILDING - COLOR ELEVATIONS

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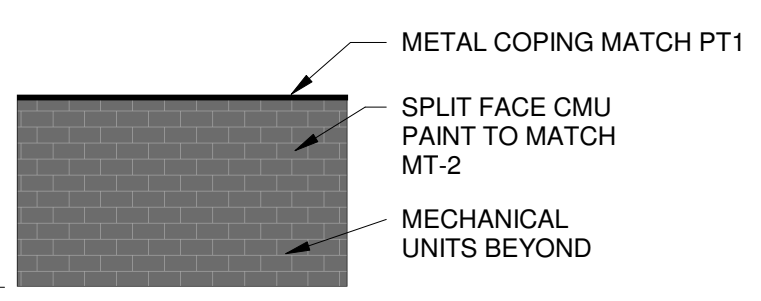
FACADE MATERIAL BREAKDOWN:		
METAL PANEL	687.5 SQ FT	47.6%
EIFS	426.35 SQ FT	29.5%
GLAZING	331.48 SQ FT	22.9%
TOTAL	1445.33 SQ FT	



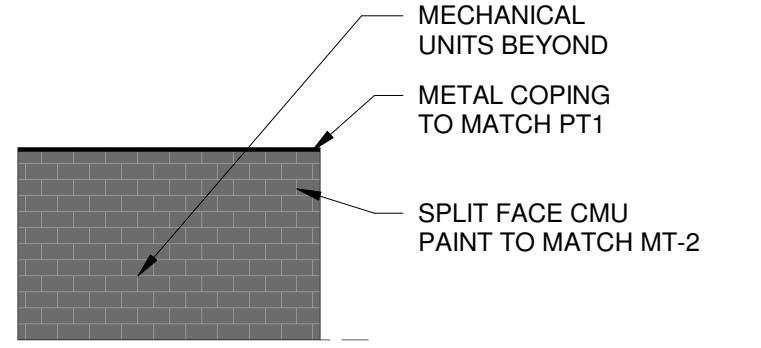
5 MEP YARD PLAN
 1/8" = 1'-0"



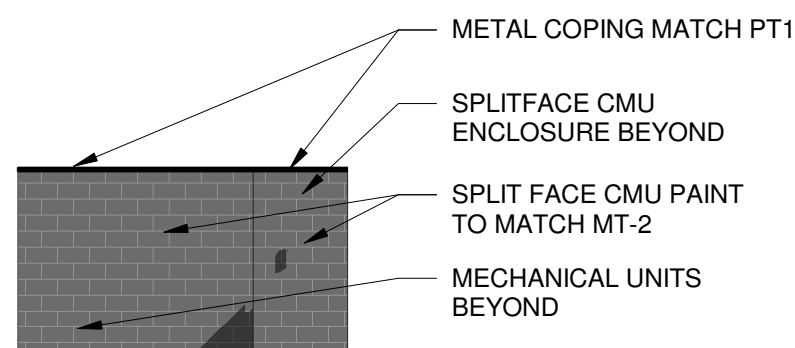
6 FRONT MEP YARD ENCLOSURE
 1/8" = 1'-0"



7 RIGHT SIDE MEP YARD ENCLOSURE
 1/8" = 1'-0"

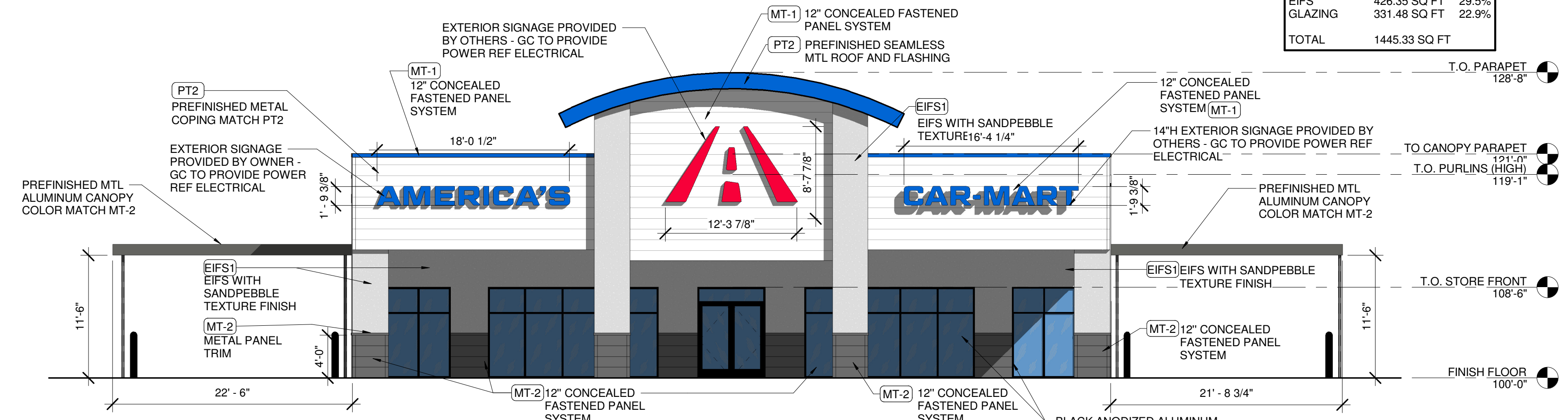


8 REAR MEP YARD ENCLOSURE
 1/8" = 1'-0"

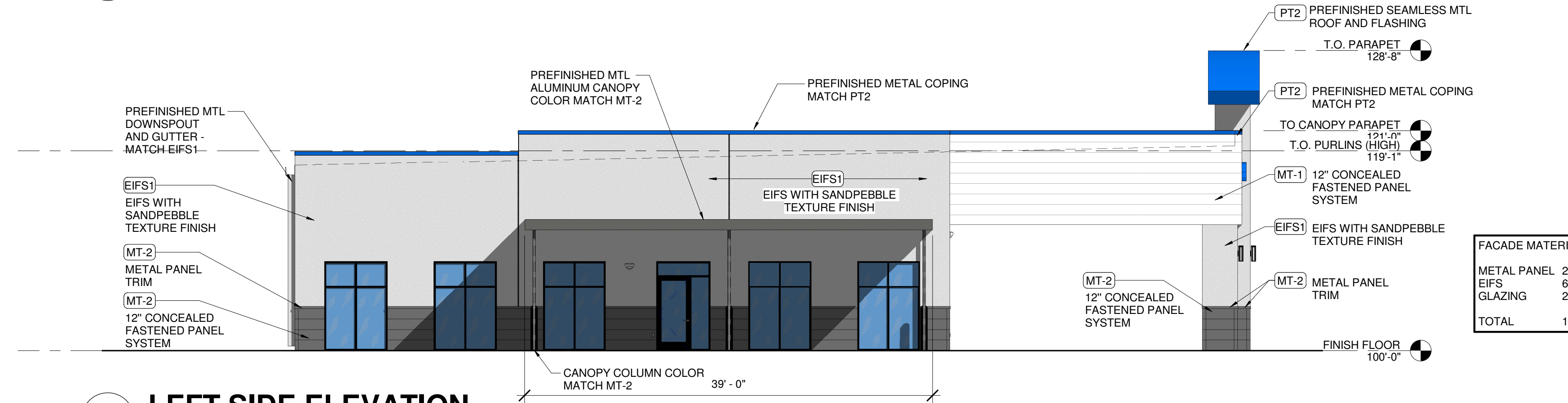


9 LEFT SIDE MEP YARD ENCLOSURE
 1/8" = 1'-0"

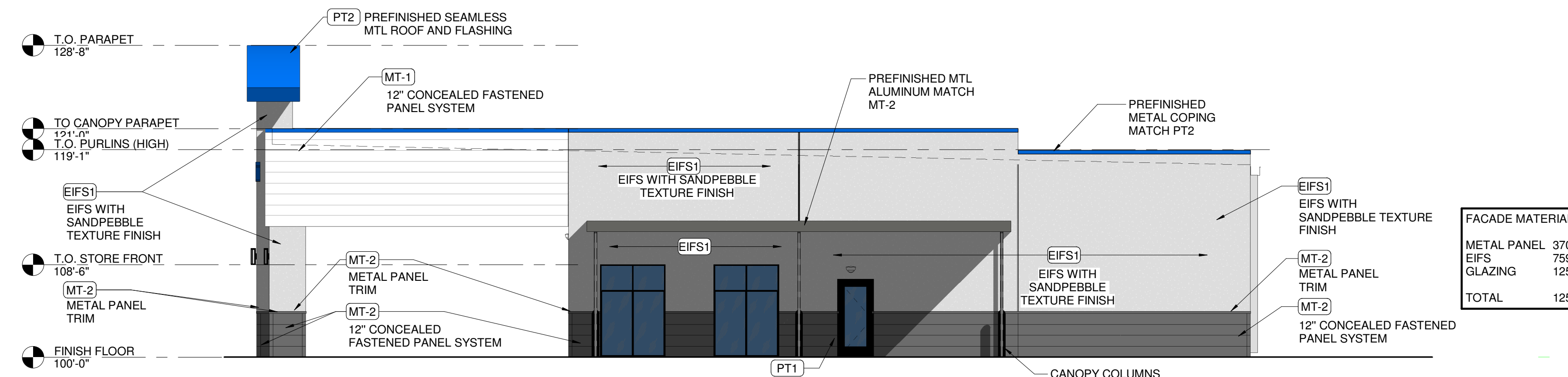
MT-1: METAL BUILDING PANEL - ATAS INTERNATIONAL INC - 12 VERSA-SEAM SMOOTH - VSS120-W/ 1/4 REVEAL - 10 ASCOT WHITE
MT-2: METAL BUILDING PANEL - ATAS INTERNATIONAL INC - 12 VERSA-SEAM SMOOTH - VSS120-W/ 1/4 REVEAL - 62 CHARCOAL GRAY
EIFS1: DRIVIT - 132 MOUNTAIN FOG
PT1: SW6149 - TRICORN BLACK
PT2: CUSTOM COLOR - CAR-MART BLUE
PT3: CUSTOM COLOR - MATCH EIFS1



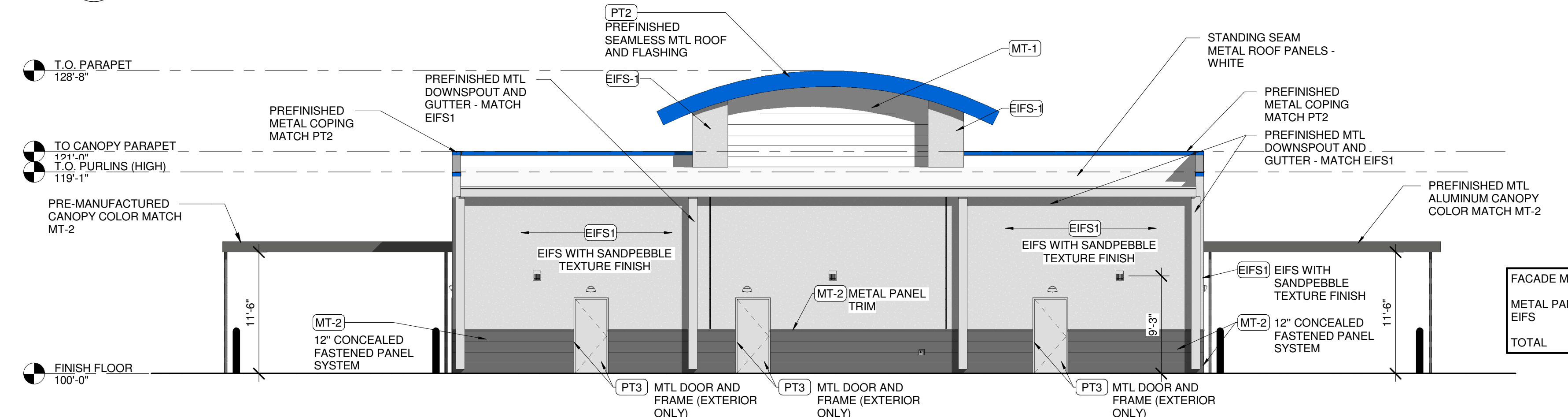
1 FRONT ELEVATION
 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
 1/8" = 1'-0"



4 REAR ELEVATION
 1/8" = 1'-0"

FACADE MATERIAL BREAKDOWN:		
METAL PANEL	295.7 SQ FT	23.4%
EIFS	669.89 SQ FT	53%
GLAZING	299.11 SQ FT	23.7%
TOTAL	1,264.7 SQ FT	

FACADE MATERIAL BREAKDOWN:		
METAL PANEL	370.46 SQ FT	29.5%
EIFS	759.46 SQ FT	60.4%
GLAZING	125.89 SQ FT	10.0%
TOTAL	1,255.81 SQ FT	

FACADE MATERIAL BREAKDOWN:		
METAL PANEL	257.67 SQ FT	23%
EIFS	861.36 SQ FT	77%
TOTAL	1,119.03 SQ FT	

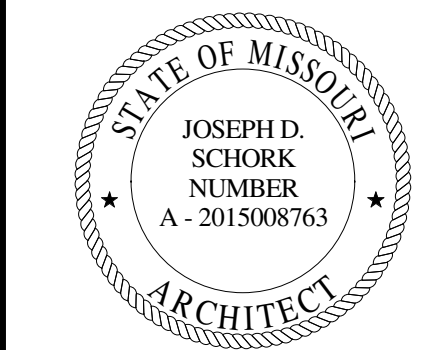
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DETAIL SHOP - COLOR ELEVATIONS

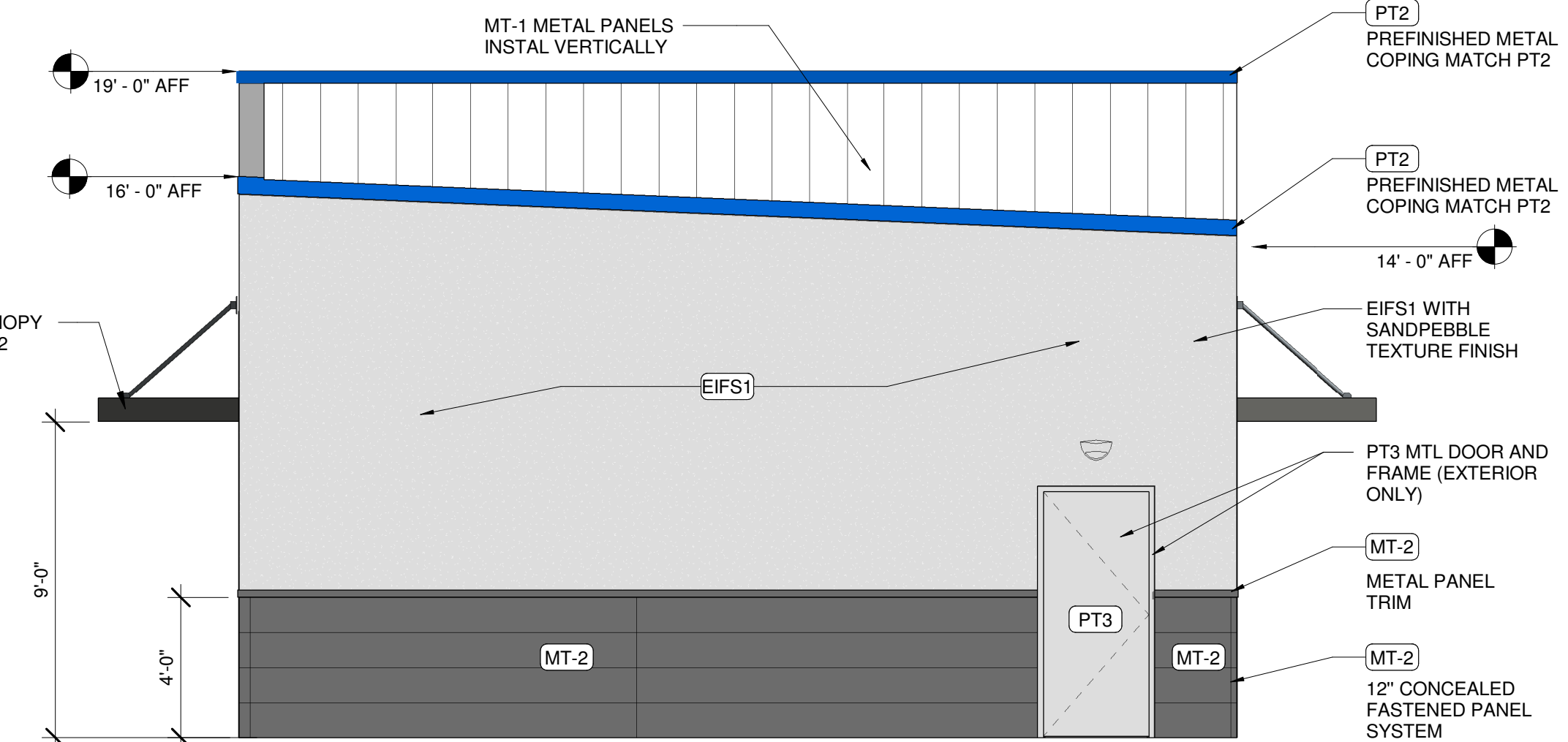
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FACADE MATERIAL BREAK DOWN:

EIFS	548SF	45%
METAL DOORS	502SF	41%
GLAZING	16 SF	1%
METAL PANEL	162SF	13%

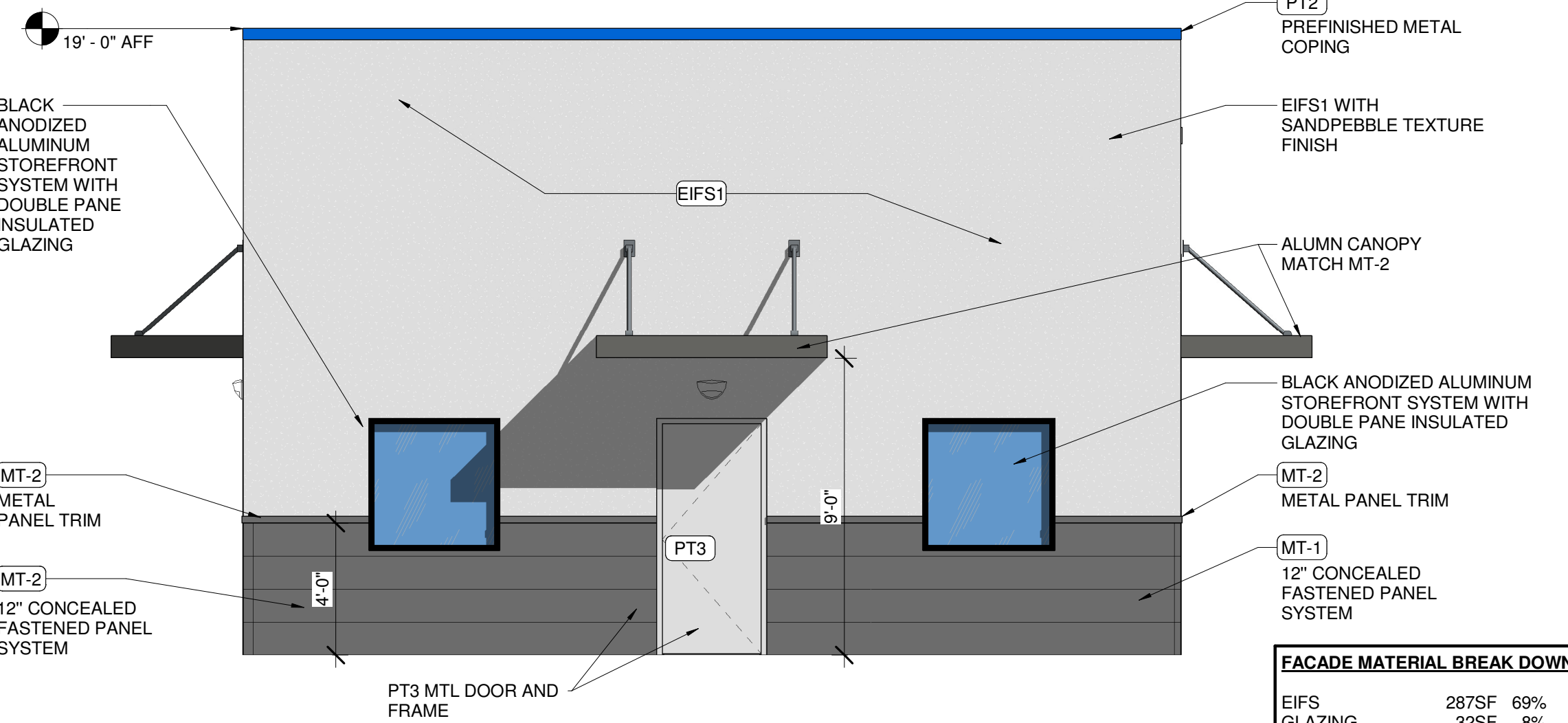
4 DETAIL - BACK ELEVATION
 1/4" = 1'-0"



FACADE MATERIAL BREAK DOWN:

EIFS	307SF	74%
METAL PANEL	106SF	26%

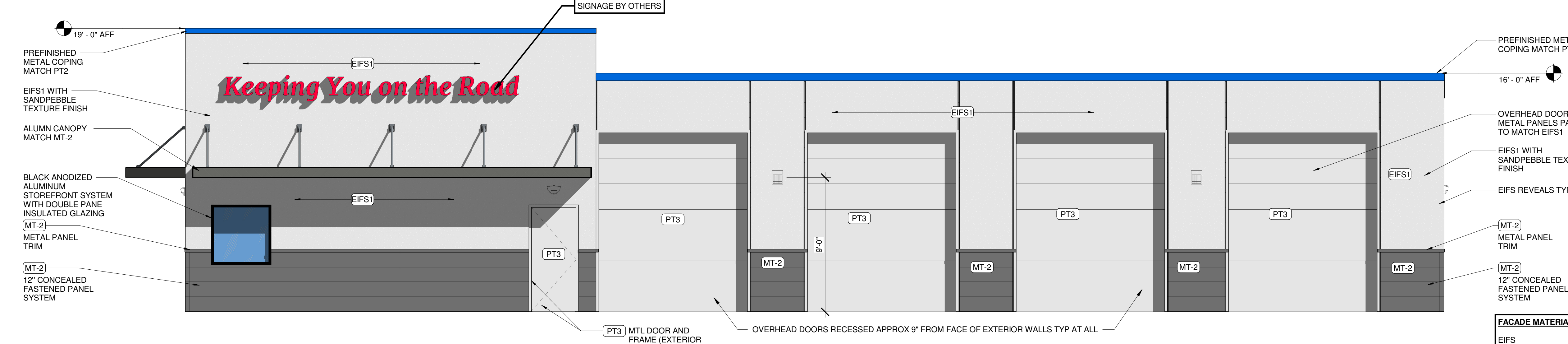
3 DETAIL - RIGHT ELEVATION
 1/4" = 1'-0"



FACADE MATERIAL BREAK DOWN:

EIFS	287SF	69%
GLAZING	32SF	8%
METAL PANEL	97SF	23%

2 DETAIL - LEFT ELEVATION
 1/4" = 1'-0"



FACADE MATERIAL BREAK DOWN:

EIFS	727SF	52%
METAL DOORS	504SF	36%
GLAZING	16SF	1%
METAL PANEL	164SF	12%

1 DETAIL - FRONT ELEVATION
 1/4" = 1'-0"

- MT-1:** METAL BUILDING PANEL - ATAS INTERNATIONAL INC - 12 VERSA-SEAM SMOOTH - VSS120-W/ 1/4 REVEAL - 10 ASCOT WHITE
- MT-2:** METAL BUILDING PANEL - ATAS INTERNATIONAL INC - 12 VERSA-SEAM SMOOTH - VSS120-W/ 1/4 REVEAL - 62 CHARCOAL GRAY
- EIFS1 -** DRIVIT - 132 MOUNTAIN FOG
- PT1 -** SW6149 - TRICORN BLACK
- PT2 -** CUSTOM COLOR - CAR-MART BLUE
- PT3 -** CUSTOM COLOR - MATCH EIFS1

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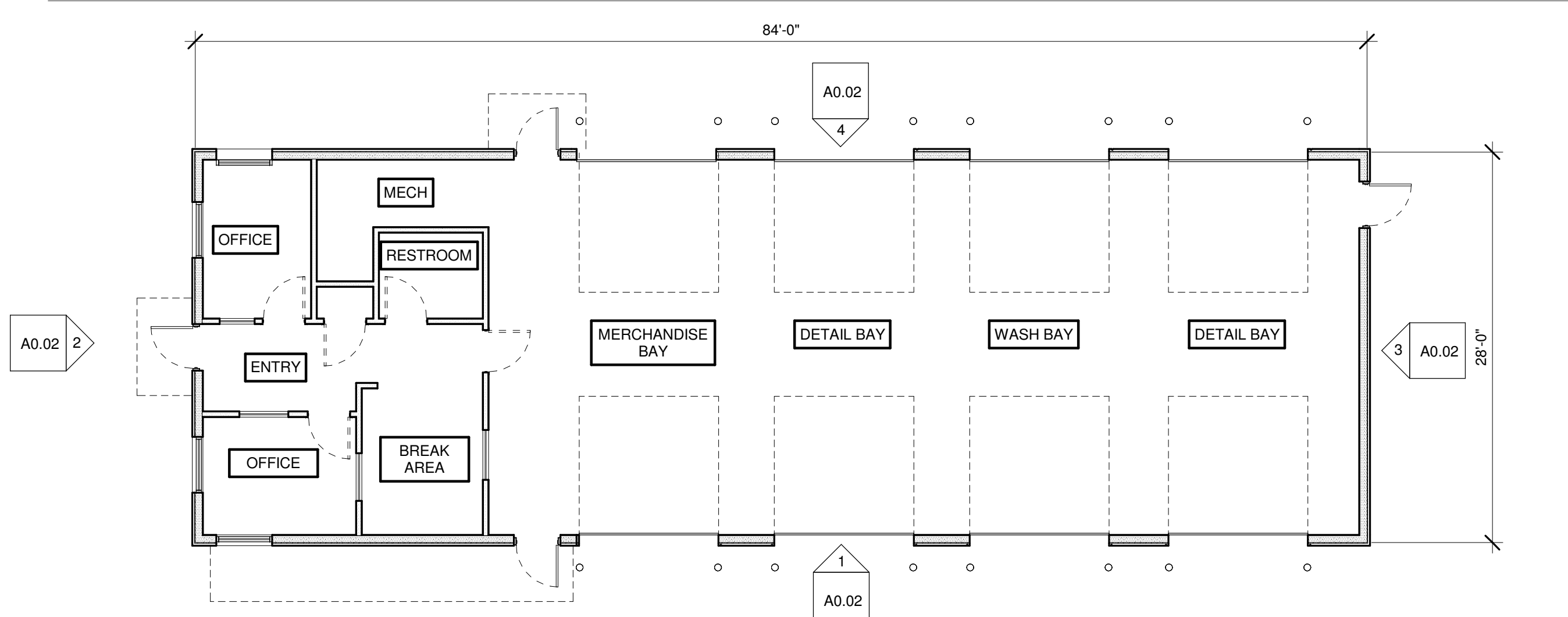


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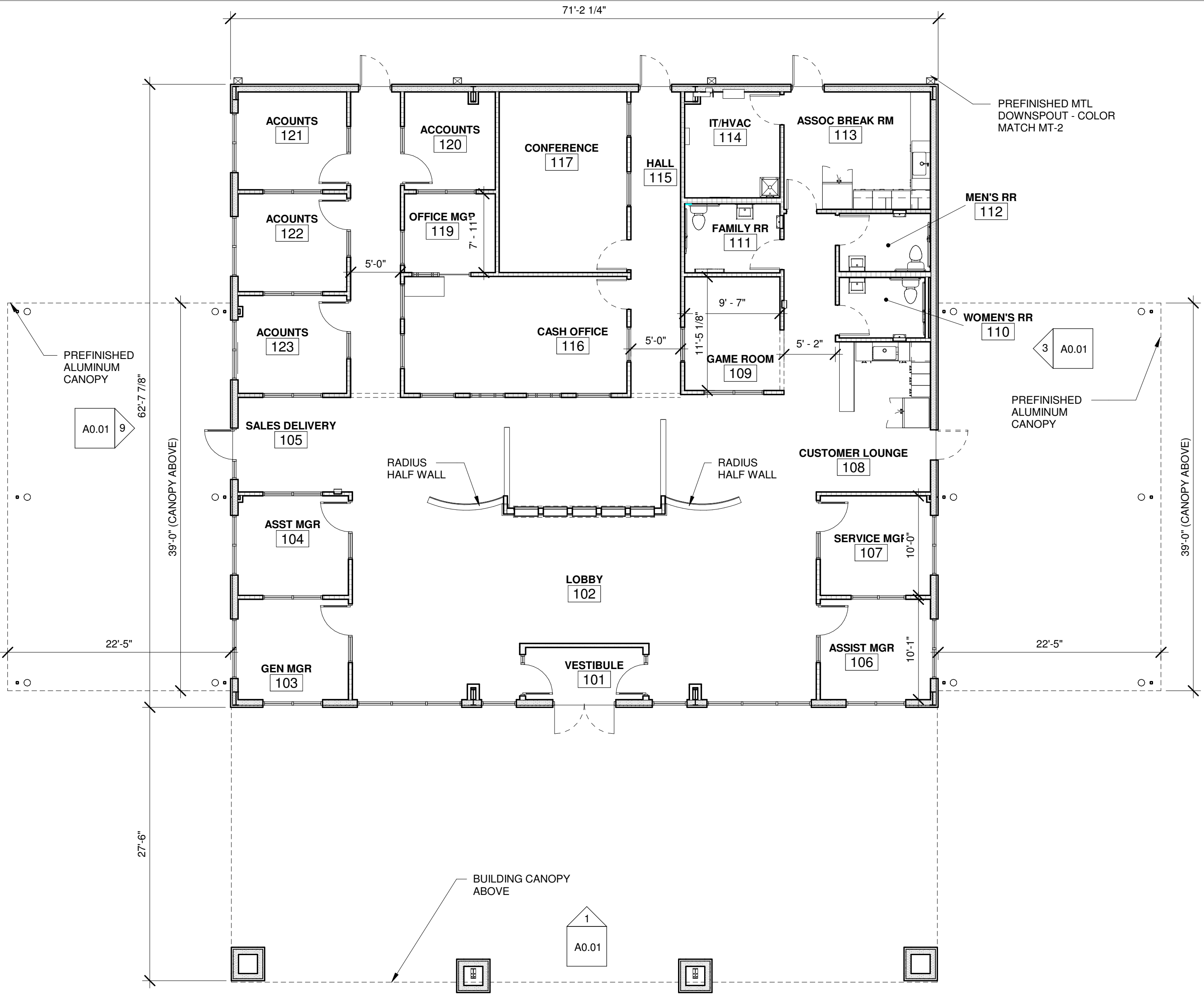
AMERICA'S CAR-MART
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VISTA RD & BLUE PARKWAY
LEE'S SUMMIT, MO 64063
JOB NUMBER: 08-20-0001



2 SALES BUILDING - EXTERIOR PERSPECTIVE



4 DETAIL SHOP FLOOR PLAN
1/8" = 1'-0"



1 SALES BUILDING FLOOR PLAN
1/8" = 1'-0"



3 DETAIL BUILDING - EXTERIOR PERSPECTIVE

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PERSPECTIVE AND PLAN

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