



wallace

Wallace Engineering
Structural Consultants, Inc.

Structural and Civil Consultants
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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

CHECKED BY:

DRAWN BY:

DOCUMENT DATE: 6/11/21

ISSUE: PRELIM DEV/ SUP PLAN

PRELIMINARY LANDSCAPE PLAN

SHEET:
L1

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 'MARIESI' DOUBLEFILE VIBURNUM		#5C	
ZEL VAS	15	EA.	DELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	12' H 3' CP	B&B	

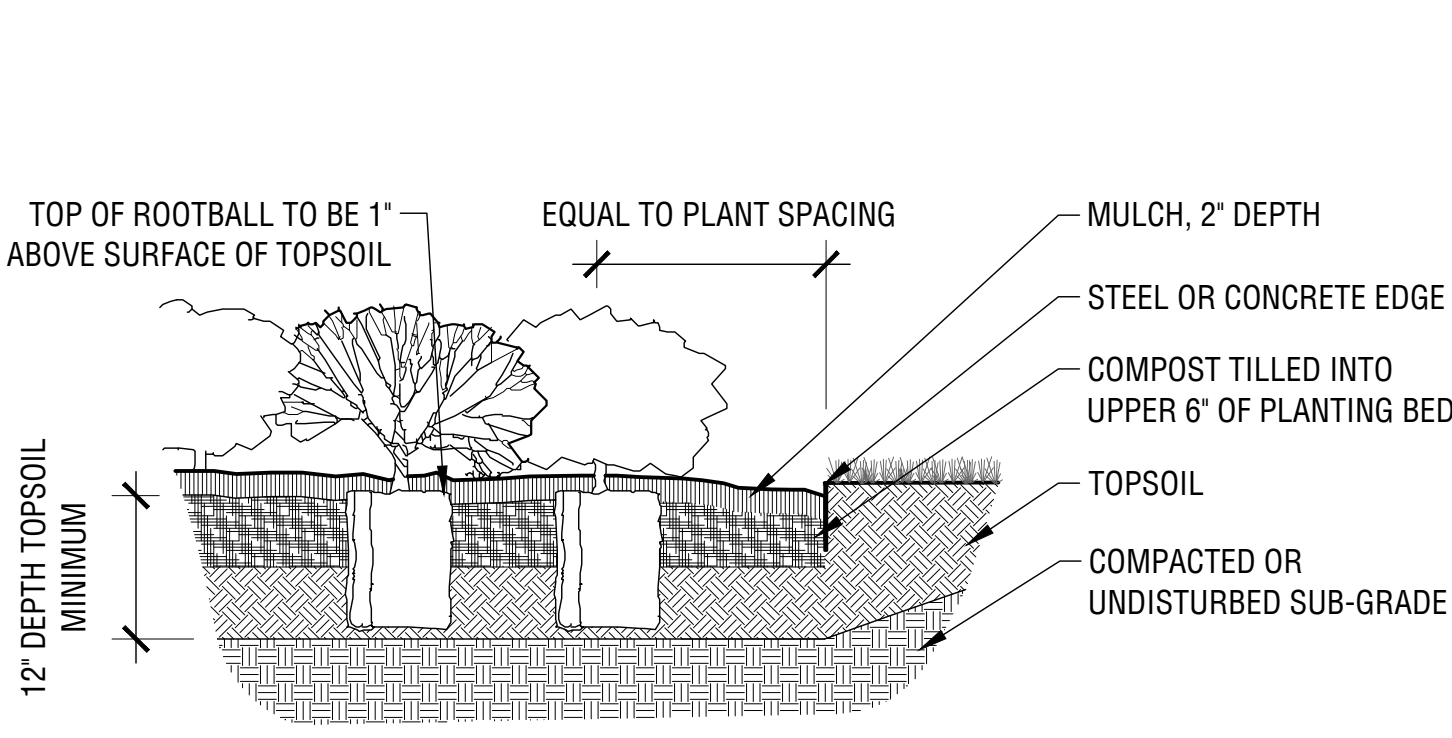
H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULT-TRUNK, FTG: FULL TO GROUND
 1. O.C.: INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
 2. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
 3. 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. 4' CALIPER TREES AND LARGER TO BE LIMBED 6" MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
 5. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

PLANTING NOTES

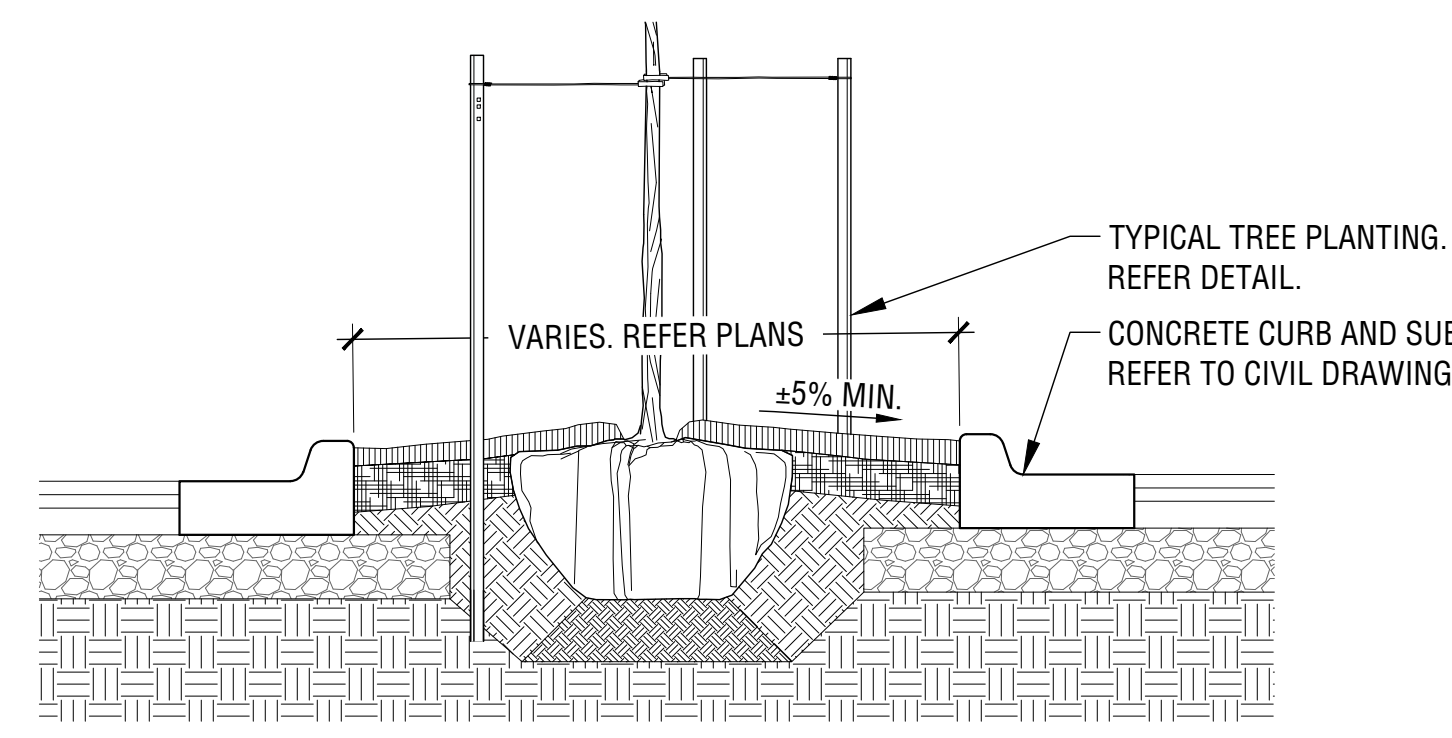
- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR 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

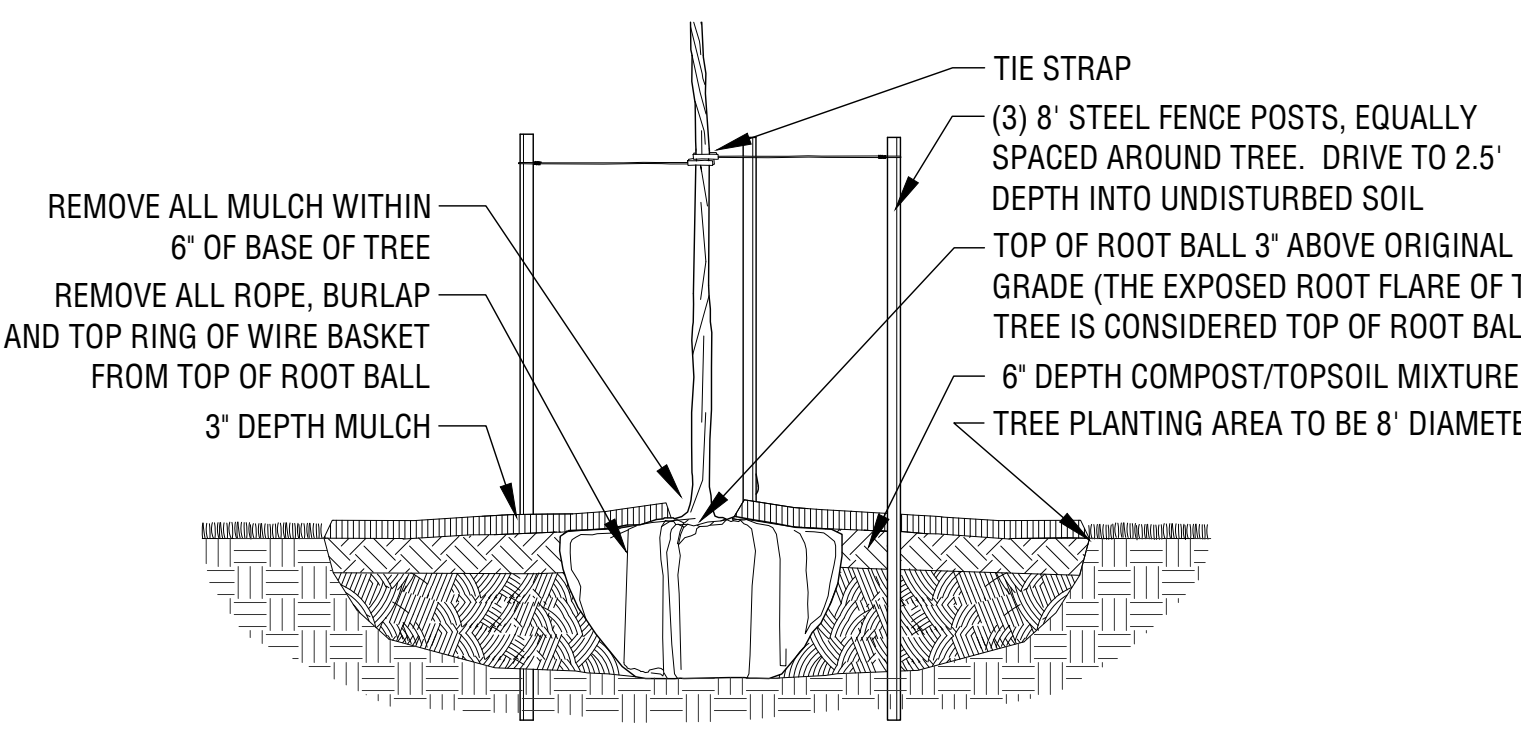
- STREET FRONTAGE**
- REQUIRED: 1 TREE PER 30 LF OF STREET FRONTAGE
SE VISTA DR - 380 LF / 30 = 13 TREES
SE BLUE PKWY - 420 LF / 30 = 14 TREES
 - PROVIDED: TREE SIZE MIX USED: LG AND SM TREES DUE TO UTILITY CONFLICTS
SE VISTA DR - 14 TREES
SE BLUE PKWY - 14 TREES
 - REQUIRED: 1 SHRUB PER 20 LF OF STREET 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, GRASS 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



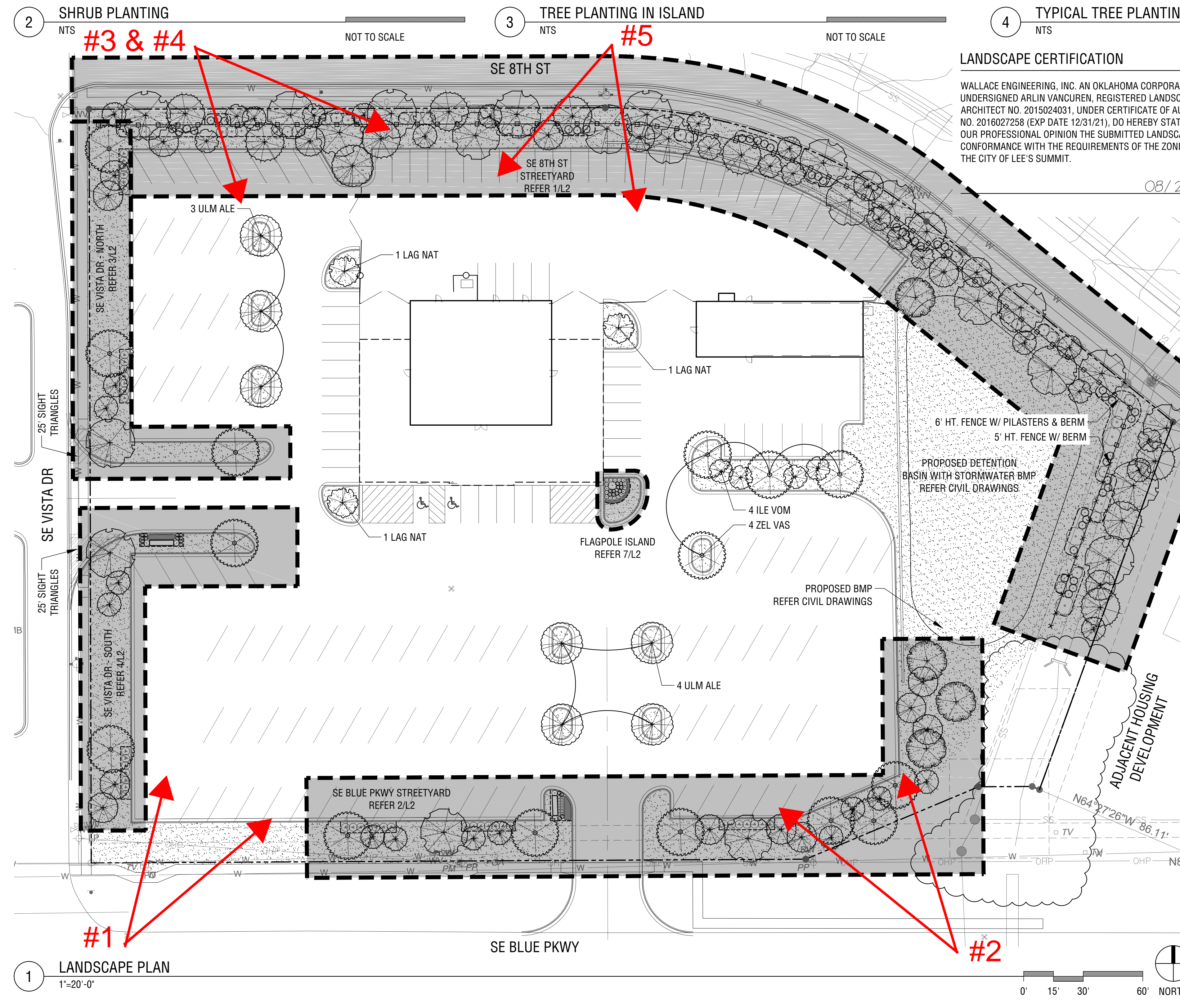
- NOTES**
- EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF MATERIAL IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
 - COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS.
 - 2" LAYER OF COMPOST TO BE INCORPORATED 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.





SE BLUE PWKY

SE BLUE PWKY

#1 VIEW FROM SOUTHWEST CORNER



SE BLUE PWKY

SE BLUE PWKY

#2 VIEW FROM SOUTHEAST CORNER



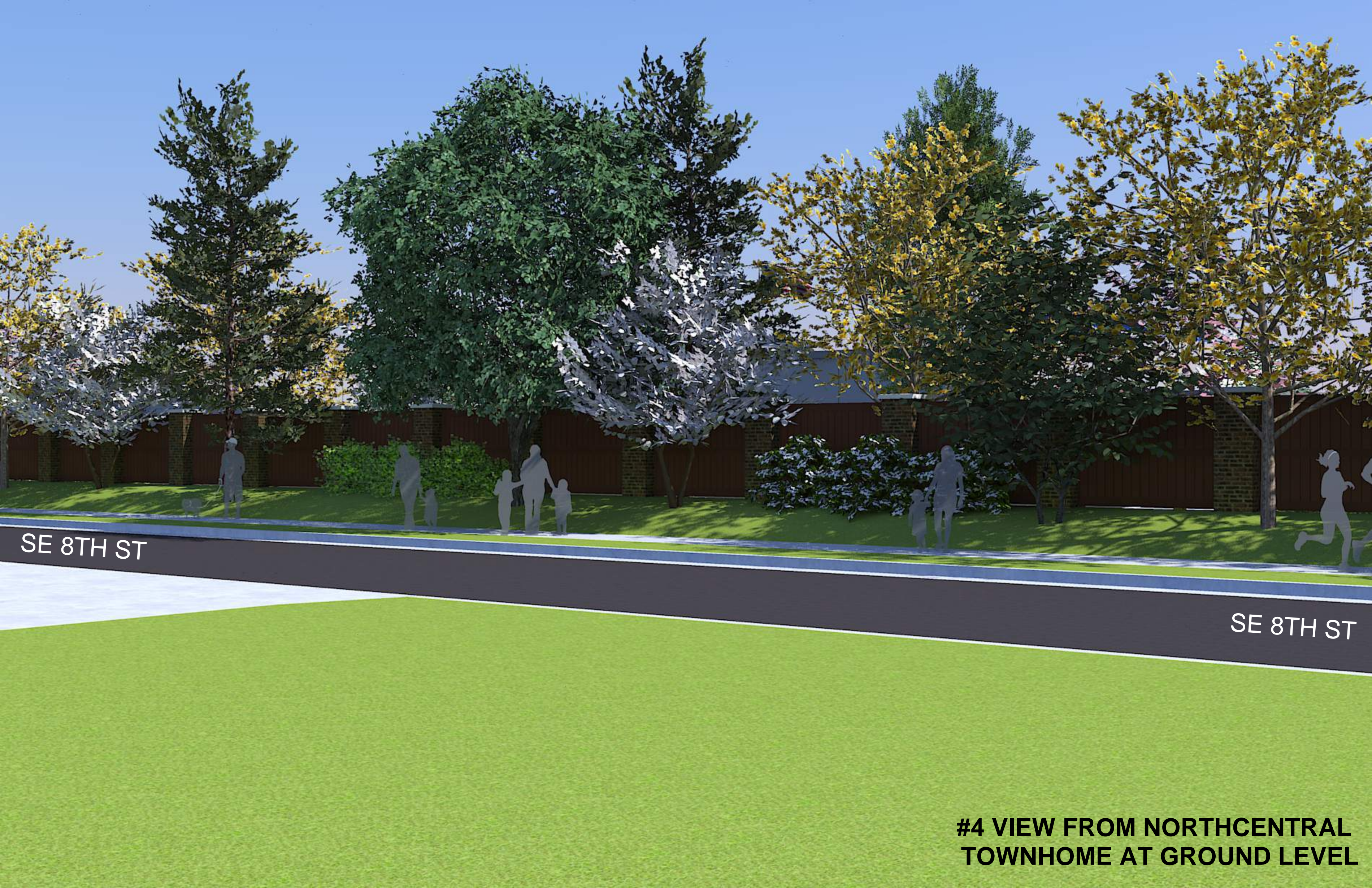
SCHOOL BUS

25

BLUE BIRD

SE 8TH ST

#3 VIEW FROM NORTHWEST
TOWNHOME NEAR BUS STOP



SE 8TH ST

SE 8TH ST

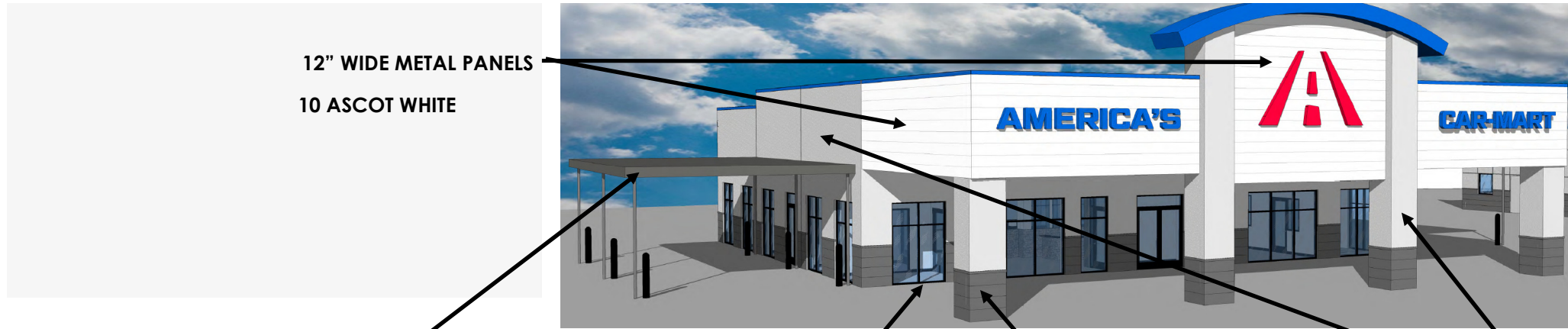
**#4 VIEW FROM NORTHCENTRAL
TOWNHOME AT GROUND LEVEL**



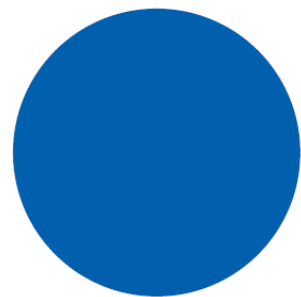
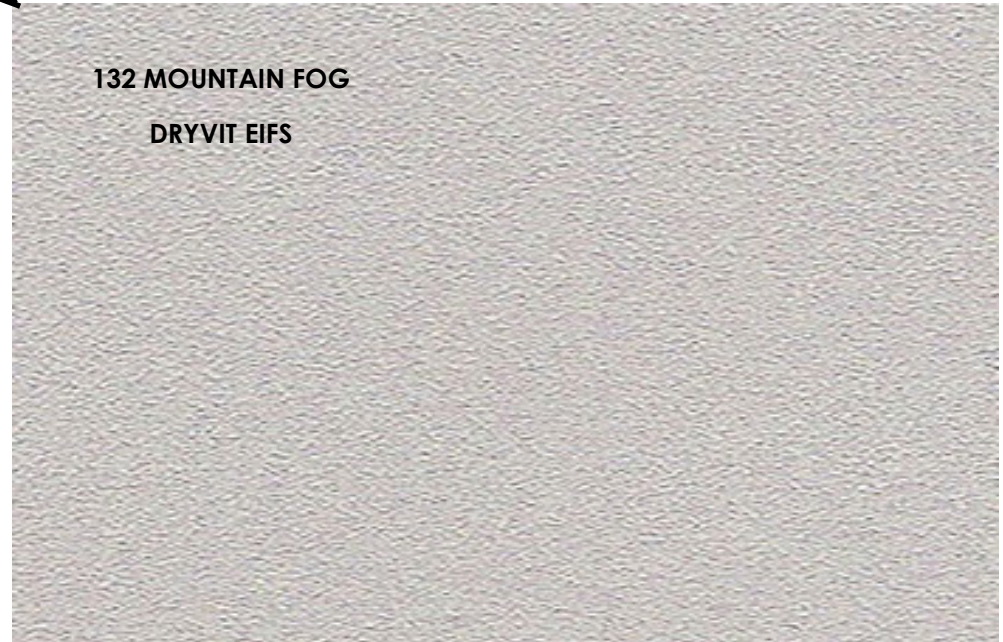
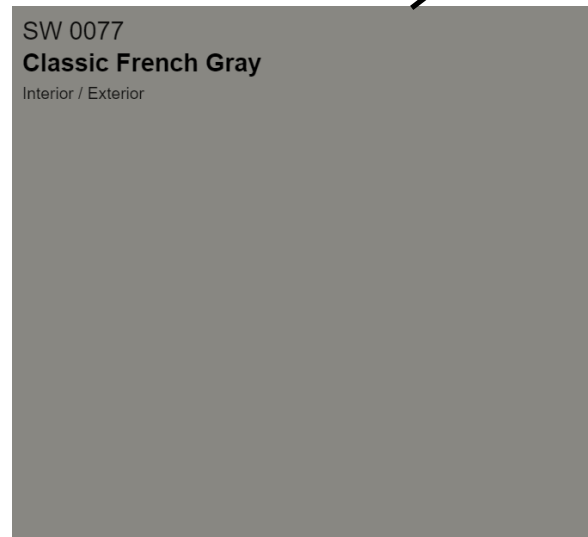
SE 8TH ST

SE 8TH ST

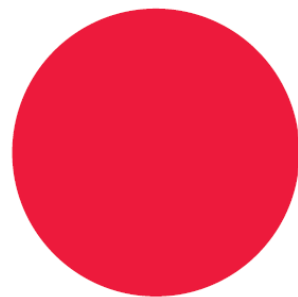
#5 VIEW FROM NORTHEAST
TOWNHOME AT 2ND LEVEL



12" WIDE METAL PANELS
 10 ASCOT WHITE



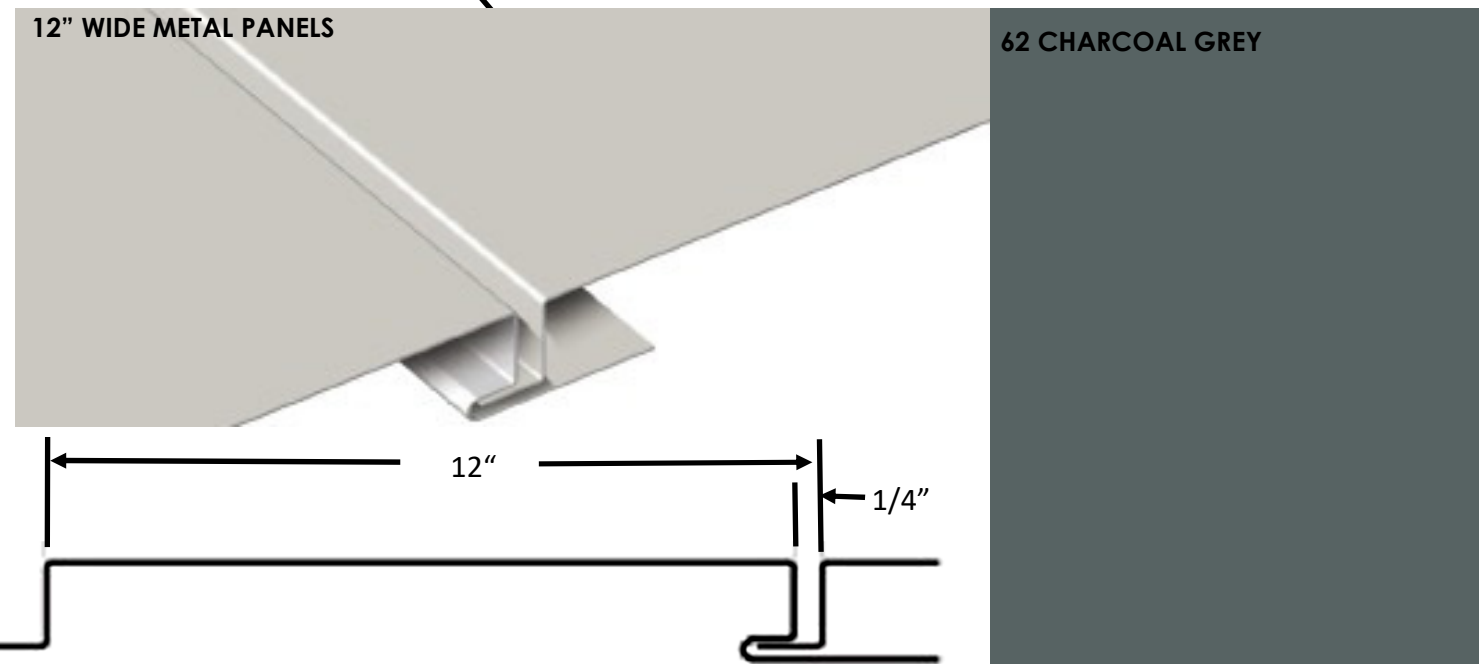
CAR-MART BLUE
 METAL TRIM AND SIGNAGE



CAR-MART RED
 (SIGNAGE)



AMERICA'S CAR-MART IN LEE'S SUMMIT, MO



ATAS INTERNATIONAL, INC.

30 YEAR LIMITED PAINT FINISH WARRANTY

Certificate Number SAMPLE

Completion Date SAMPLE

Project Name SAMPLE

Owner
SAMPLE

Project
SAMPLE

Distributor
SAMPLE

Contractor
SAMPLE

Invoice Numbers SAMPLE

Style

Material

Finish

Color

Texture

Total Sqft.

SAMPLE

ATAS Warranty Administrator:

SAMPLE

signature

date

This is to certify that the ATAS International, Inc. (ATAS) Cladding and Roof Panels sold by ATAS (the PRODUCT) are manufactured by ATAS in accordance with the highest standards of engineering and production skills from durable, high quality coated materials.

ATAS warrants that the finish of the PRODUCT, which are installed in the United States, Canada and Mexico, will resist weathering to the extent that the PRODUCT will conform to the performance standards listed below during a period of 30 years after coating for film integrity and a period of 30 years after coating for both chalking and color change, provided that all conditions of this warranty are first met. Provisions (a) and (b) below apply to buildings installed north of the 15th parallel of latitude in the Northern Hemisphere.

Only provision (a) applies to buildings installed south of that latitude:

a. Vertical installations of Fluoropolymer, Kynar 500/Hylar 5000 finish will not change color more than 5 NBS (Hunter) units and non-vertical installations will not change color more than 7 NBS (Hunter) units. Color measurements are to be made per ASTM D2244 and only on clean surfaces after removing surface deposits and chalk per ASTM D3964; and

b. Vertical installation of Fluoropolymer, Kynar 500/Hylar 5000 will not chalk more than a number 8 rating, and non-vertical installations will not chalk more than a number 6 rating, when measured per ASTM D 4214, Method A.

This is an anti-weathering limited warranty and does not apply to other causes of degradation, including:

a) Finished PRODUCT which has suffered cut edges, scratching or abrasion or impact by a hard object or has received perforation processing: failure to remove the protective masking, metal dust and shavings: has been abused, altered, modified, used in a manner not originally intended or stored contrary to instructions of ATAS or the coil coater, or in accordance with good industry practice: is damaged due to moisture entrapment in coils and/or bundles during transit or storage: is stored or installed in a way which allows standing water on the coating or is stored or installed in any chemically aggressive environment containing fumes, ash, cement dust, carbon black, salts or other chemicals, whether naturally occurring or caused by man: is stored or installed in an environment that includes a high degree of humidity, sand, dirt, or grease, whether naturally occurring or caused by man: is stored or installed in a way which allows contact with animals and/or animal waste or its decomposition products: is stored or installed in an area, or in such a way that damage can occur due to poor air circulation: is stored or installed in areas which are subject to fallout from copper, lead, nickel, or silver: has suffered any damage caused by acts of God, radiation, falling objects, explosion, fire, riots, civil commotion's, acts of war, foot traffic, or other external forces beyond the control of ATAS.

This Limited Warranty will not become effective if the invoice/contract for this project is not paid in full to ATAS International, Inc. in accordance with the standard terms and conditions set forth in agreement of sale or contract.

Any repair, refinishing or replacement not authorized by ATAS shall release ATAS from all liabilities and obligations with respect to the PRODUCT involved.

ATAS reserves the right to discontinue and/or make changes in any of its PRODUCTS. In the event the PRODUCT referred to in this Limited Warranty is not available, ATAS, at its discretion, will replace material of equal grade, quality, and price, not exceeding the original purchase price of the PRODUCT.

This writing embodies the entire Limited Warranty of ATAS and NO OTHER WARRANTIES are given beyond those set forth herein. ORAL STATEMENTS DO NOT CONSTITUTE WARRANTIES and are not part of this agreement or any other contract for sale. ATAS neither assumes, nor authorizes, anyone (including but not limited to salesmen, dealers, contractors, builders, applicators and distributors) to assume or create for ATAS other obligations or liabilities in connection with its PRODUCTS, or to alter, amend, or modify in any way, any term, or provision of this Limited Warranty.

PROOF OF PURCHASE REQUIRED

This Limited Warranty is valid only with proof of purchase of an ATAS PRODUCT identifying the PRODUCT purchased and the date of installation. As qualifying proof of purchase ATAS recommends that you complete and submit the attached "Application for Registration" and mail it to ATAS International, Inc., 6612 Snowdrift Rd., Allentown, PA 18106 USA by certified mail, return receipt requested. A Warranty Certificate must be issued by an authorized officer of ATAS. If you do not register this Limited Warranty in that manner, then at the time of making a claim under this Limited Warranty you will be required to furnish an alternate form, satisfactory to ATAS, of proof of purchase of an ATAS PRODUCT identifying the PRODUCT purchased and the date of installation.

To be valid, any claim must be submitted by the Owner to ATAS in writing, within the period of this Limited Warranty, and within 30 days after the Owner becomes or should have been aware of any alleged defect, giving the details of the complaint, date of installation, name of dealer/contractor, representative photos,

and a copy of the original proof of purchase. This must be sent, certified mail with return receipt to: ATAS International, Inc., 6612 Snowdrift Rd., Allentown, PA 18106 Attention: Limited Warranty Service Department. ATAS must be given reasonable opportunity to inspect the PRODUCT claimed to be defective, determine responsibility, and affect a solution prior to initiation of any repair or replacement of the PRODUCT. ATAS shall be reimbursed by Owner for all expenses related to the investigation of the complaints if the complaints are not the responsibility of ATAS under this Limited Warranty

A deposit is required prior to inspection; ATAS, in its sole discretion will determine the amount of the deposit for the inspection. The owner will provide free access for the performance of Limited Warranty inspections and services and be responsible for extra costs due to inability to gain access for Limited Warranty inspections or services after reasonable advance notice. Any repair, refinishing, or replacement not authorized by ATAS shall release ATAS from all liabilities and obligations with respect to the "PRODUCT" involved.

ATAS's liability under the terms of this Limited Warranty will be limited to a period not exceeding the period of any Limited Warranty running from customer to its customer and limited to the direct cost of refinishing or replacing the failed PRODUCT. Refinishing of the failed metal shall be performed by using standard finishing practices and materials, not necessarily replacing the PRODUCT, at ATAS discretion. ATAS will in all instances have the option of determining whether refinishing or replacing shall be utilized to fulfill its obligation. In no event however, shall ATAS's responsibility extend to any consequential damages, and in all cases, ATAS reserves the right to approve and negotiate the contract for such repainting or replacing. In event of refinish or replacement, the cost shall not exceed the original purchase price of the PRODUCT, less 5% for each year lapsed since the date of purchase of the material.

The original Limited Warranty period is not extended by any Limited Warranty repair, refinishing, or replacement. The remaining Limited Warranty period continues in effect, and applies under the conditions hereof, to the Limited Warranty repair, refinishing, or replacement.

The laws of the State of Pennsylvania shall govern the rights and duties of the parties under this agreement and jurisdiction and venue is fixed exclusively in Lehigh County, Pennsylvania.



DRYVITCARE EIFS CLEANING & RESTORATION

*Cleaning, Repairing and Restoring Exterior Insulation and Finish Systems (EIFS)
to Keep Structures Looking and Performing Like New*



DryvitCARE™ enables building owners to understand the necessary steps that must be taken over time to keep an Exterior Insulation and Finish System (EIFS) looking and performing like new.

DryvitCARE offers tips for cleaning, repairing and restoring EIFS and ultimately, via the Platinum Warranty Program, the opportunity to obtain a new system warranty for existing buildings that are clad with a Dryvit Outsulation® system.

In over 50 years as the market leader in North America, Dryvit is proud to have been chosen to supply the exterior cladding on more than 550,000 structures.

The DryvitCARE program is designed specifically to take care of your EIFS-clad building. Over the years, your building may have had alterations, a change of primary use, or is just showing its age. This brochure contains the information needed to guide you in restoring your EIFS to its original condition — or to update its look using 21st-century finishes that may not have been available when your building was first built. Either way, you have many exciting options.

A small investment in routine maintenance can pay long-term dividends in performance. Inspect the building's exterior annually and clean it thoroughly as needed. This will identify problems when they are small and will keep the building looking its best.



INSPECTION & CLEANING

It is important to conduct a visual inspection of the building exterior and clean it as needed. This is particularly important if the building is close to a highway or in a damp climate, where there may be high levels of dirt, mildew, algae or other pollutants. These conditions will affect the frequency of cleaning.

Cleaning EIFS should be done by a skilled professional. The best way to clean EIFS is to use high water volume coupled with low water pressure and non-abrasive cleaners. Do not use caustic chemicals or abrasive cleaning techniques, which will permanently damage the finish. Refer to Dryvit's cleaning guidelines (DS152 at www.dryvit.com) before cleaning.

During the inspection, you should also look for:

- Direct damage to the EIFS (e.g. cracks/holes)
- Worn, damaged, or cracked sealant around openings or expansion joints
- Damaged or deteriorated flashing
- Damage to other exterior wall components (e.g. windows or cast stone)

If these conditions, or any other damage to the building envelope are found, we recommend contacting Dryvit, who will provide the name of a professional contractor who can fully assess the conditions present, make necessary repairs and minimize any potential damage in the future.



REPLACING SEALANTS

Sealants and flashing play a significant part in the performance of the building envelope. Maintaining a weathertight seal around penetrations and at transitions helps ensure optimal protection for your building.

All building materials have a useful lifespan and will invariably wear with age.

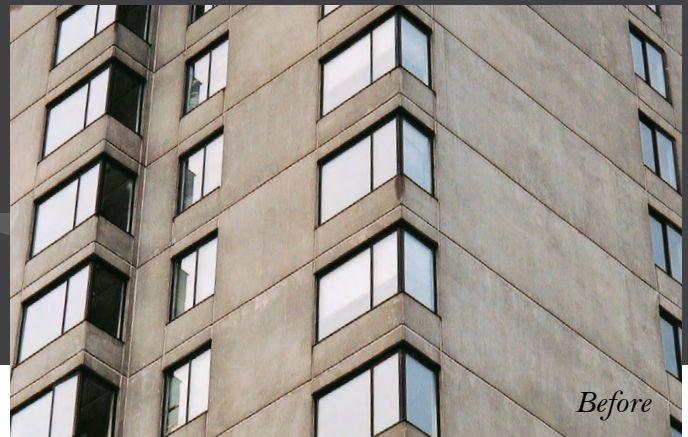
Sealant is designed to move and flex with the building's exterior, and as such it endures a great deal of stress. That movement deteriorates the sealant more rapidly than other rigid cladding components. Common evidence of failing sealant is cracking or loss of adhesion with contact surfaces. The sealant joints on a building should be inspected by a trained professional, and failed sealant should be removed and replaced. Leaks in joints also compromise the energy efficiency of the enclosure and can lead to interior damage.

Dryvit recommends the use of Tremco and Willseal commercial-grade, high-performance sealants — and any sealant replacement or repair should be performed by a professional contractor trained in their application.



RECOATING

One of the great benefits Dryvit offers building owners is a vast number of aesthetic finish options, which creates new beauty and helps restore the building exterior to peak performance. Whether choosing to revitalize a building's exterior with any of our high-performance coatings, or to change its look entirely, Dryvit provides a range of materials fit for either purpose.



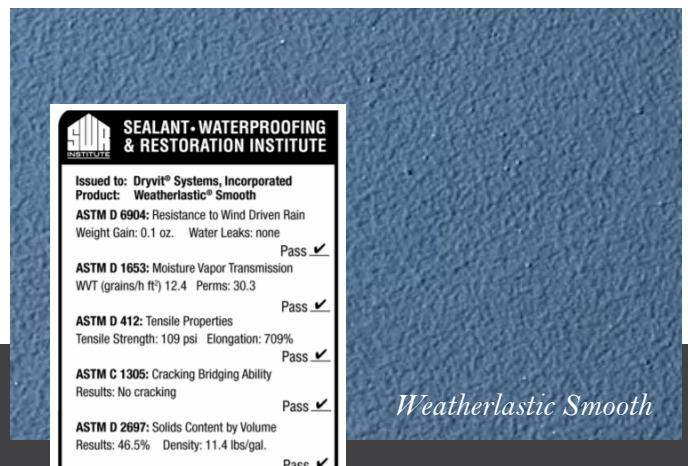
The next step in revitalizing EIFS is applying a Dryvit high-performance coating.

Dryvit's Weatherlastic® Smooth elastomeric coating was tested by the Sealant, Waterproofing & Restoration Institute (SWRI), and has an elongation coefficient of 670% and is available in virtually any color.

Dryvit's HDP™ Water-Repellent Coating has hydrophobic properties and is formulated to resist mold and mildew growth.

Your building's cladding depends on more than just color. The use of high-performance products can insure your building performs for years.

Whether acrylics, hydrophobic or elastomeric coatings, Dryvit has the right solution for your building.



SEALANT - WATERPROOFING & RESTORATION INSTITUTE	
Issued to: Dryvit® Systems, Incorporated	
Product: Weatherlastic® Smooth	
ASTM D 6904: Resistance to Wind Driven Rain	
Weight Gain: 0.1 oz.	Water Leaks: none
	Pass ✓
ASTM D 1653: Moisture Vapor Transmission	
WVT (grains/h ft²): 12.4	Perms: 30.3
	Pass ✓
ASTM D 412: Tensile Properties	
Tensile Strength: 109 psi	Elongation: 709%
	Pass ✓
ASTM C 1305: Cracking Bridging Ability	
Results: No cracking	
	Pass ✓
ASTM D 2697: Solids Content by Volume	
Results: 46.5%	Density: 11.4 lbs/gal.
	Pass ✓

Weatherlastic Smooth

OVERCLADDING

Greater energy efficiency and more modern architectural looks can be achieved by incorporating additional exterior insulation, decorative EPS shapes and finish options that may not have existed when your building was first constructed. This can usually be achieved with minimal disruption to daily business activities and little to no construction waste.

Dryvit offers textured, acrylic finishes that can completely modernize your building with the appearance of brick, limestone, granite, metal and more.

Overcladding can also maximize the thermal efficiency of the building: The original EIFS may have used only 3/4" of exterior insulation — And now as much as 4" of exterior insulation can be utilized, providing significant increases in R-value and energy efficiency.

Modernize your building with the look of:

- Brick
- Limestone
- Granite
- Metal
- Stucco
- Old-World Plaster
- Block
- Wood Panel



DRYVITCARE PLATINUM WARRANTY

The DryvitCARE Platinum Warranty Program is the ultimate in DryvitCARE restoration and offers the owner of a Dryvit-clad building a unique opportunity.

The Platinum Warranty involves an independent, third-party building envelope consultant and results in a written prescription for your building's exterior renewal. Each building will have different requirements, but the result is a new, transferable warranty for your Dryvit Outsulation system.

Ask us about this exciting program, or call Dryvit at 800.556.7752.

Pearl River Hilton *(right)* in Pearl River, NY was first constructed with Dryvit Outsulation in 1988. It underwent the DryvitCARE Program in 2006 and 2019 —and was issued a renewed system warranty each time.





DRYVIT PROVEN PERFORMANCE

Dryvit's commitment to total quality means that the program and finish you select will provide proven performance.

DryvitCARE offers tips for cleaning, repairing and restoring EIFS and ultimately, via the Platinum Warranty Program, the opportunity to obtain a new system warranty for existing buildings that are clad with a Dryvit Outsulation® system.

WARRANTED

All Dryvit products are backed by a strong, written warranty. Contact Dryvit Systems, Inc. or your local Dryvit distributor for further details.

For more information on the DryvitCARE program and how it can help your building, call 1.800.556.7752, or email us at info@dryvit.com.



Is Part of Tremco Construction Products Group

Dryvit Systems, Inc. | One Energy Way | West Warwick, RI, 02893 | 401.822.4100 | dryvit.com

Tremco Construction Products Group (CPG) brings together Tremco Incorporated's Commercial Sealants & Waterproofing and Roofing & Building Maintenance operating divisions; Dryvit Systems, Inc.; Nudura Inc.; Willseal; Weatherproofing Technologies, Inc. and Weatherproofing Technologies Canada, Inc.



Construction Products Group

Dryvit®, AquaFlash®, Backstop®, Outsulation®, Fedderlite®, Metalite®, NewBrick® and Outsulite® are registered trademarks of Dryvit Systems, Inc. Use of the ® symbol indicates registration with the US Patent & Trademark Office and the Canadian Intellectual Property Office.

tremcocpg.com

Dryvit Warranty Program



Dryvit Systems, Inc. warrants all of its products and systems for a specific period of time depending on the systems or products used. Below is a description of the basic warranty terms for the various products and systems, as well as the limitations and restrictions that apply. Samples of specific warranties are available by contacting Dryvit's Warranty Services Department. In the event of a discrepancy between the summaries contained below and the actual warranty, the terms of the actual warranty shall control.

Infinity® PE System

Dryvit provides its most comprehensive warranties for its Infinity PE System® (Pressure Equalized). The Infinity PE System comes with a twelve (12) year warranty from the date of substantial completion of the project. The warranty provides that the materials provided by Dryvit will be free from manufacturing defects and for a period of twelve (12) years from the date of substantial completion, when installed in accordance with Dryvit's published specifications and application instructions by a contractor who is participating in Dryvit's Quality Management Program, will not lose their bond, peel, flake, or chip, will prevent water penetration into the cavity of the wall so long as the surface integrity of the Infinity products are maintained, will pursuant to ASTM-E283, function as a Type III air barrier as defined by a National Research Council, and will perform suitably as a weather barrier pursuant to acceptance criteria for exterior insulation and finish systems, as defined by the ICC. Materials covered by this warranty include the Dryvit air/water-resistive barrier, I.S. Insulation Board, Dryvit base coat, adhesive, reinforcing mesh, starter strips and vent assembly. Additional warranty protection is available if Georgia Pacific's Dens Glass Gold® sheathing and/or approved Dow Corning® silicone sealants are used. Additional warranty protection may be available depending upon the type of sealants used. Contact Dryvit Systems, Inc. for further details.

Outsulation® MD System®

The Dryvit Outsulation MD System is warranted for twelve (12) years from the date of substantial completion of the installation of the system. The warranty warrants against manufacturing defects at the time of sale and it warrants against loss of bond, peeling, flaking, chipping, excessive fading and water resistance; so long as the products are installed in accordance with Dryvit's published application instructions, specifications and typical details and so long as the surface integrity is maintained. In addition, the warranty provides that the system will effectively drain any incidental water, which may enter the cavity between the insulation board and the Dryvit water-resistive barrier coating, which is applied directly to the sheathing. Materials covered by this warranty include Dryvit's air/water-resistive barrier, adhesive, base coat, mesh and finish, and to the extent purchase through Dryvit or one of its authorized distributor, the insulation board, Vent Assembly and Starter Strips.

Outsulation® Plus MD System®

Dryvit's Outsulation Plus MD System is warranted against manufacturing defects at the time of sale and for a period of ten (10) years from the date of substantial completion of the project, against loss of bond, peeling, flaking, chipping, fade resistance and water resistance so long as the surface integrity is maintained, when the products are installed in accordance with Dryvit's published specifications and application instructions. In addition, the warranty provides that the system will effectively drain any incidental water, which may enter the cavity between the insulation board and the Dryvit water-resistive barrier coating, which is applied directly over the sheathing. The warranty only covers Dryvit materials which are defined to include Dryvit air/water-resistive barrier, base coats, adhesives, meshes, finishes and, to the extent purchased through one of Dryvit's authorized distributors, Dryvit specified insulation board.

Outsulation®/ Ultralation®/Fedderlite®/Metalite® Systems

These systems are warranted against manufacturing defects at the time of sale and for a period of ten (10) years from the date of substantial completion of the project against loss of bond, peeling, flaking, chipping, fade resistance and water resistance so long as the surface integrity is maintained, when the products are installed in accordance with Dryvit's published specifications and application instructions. The warranty only covers Dryvit materials which are defined to include Dryvit base coats, adhesives, meshes, finishes and, to the extent purchased through one of Dryvit's authorized distributors, Dryvit specified insulation board.

Outsulation® RMD System™ and Outsulation® SMD System™

Dryvit's Outsulation RMD System and Outsulation SMD System warranties provide the same basic protection offered in Dryvit's Standard Outsulation Warranty, but for ten (10) years, plus a ten (10) year warranty that these systems will effectively drain any incidental moisture that shall enter the cavity between the insulation board and the water-resistive barrier which covers the substrate. The warranty covers the insulation board, fasteners, base coat, mesh and finishes. Although all other limitations and restrictions apply, the Outsulation RMD System and Outsulation SMD System warranty does cover damages to the sheathing and/or studs should those systems fail to drain moisture that enters the cavity between the water-resistive barrier and the insulation board as a result of failure of the components listed above. A [30-year warranty program](#) may be available on Outsulation RMD and Outsulation SMD Systems if the builder and applicator meet specific criteria. Contact Dryvit Systems, Inc. for further details.

Finishes/Coatings (TAFs)

Whenever any of Dryvit's finishes or coatings are used in an application other than as part of a full EIF system, Dryvit warrants those finishes and coatings to be free from manufacturing defects at the time of sale. The warranty further warrants against fade resistance for a period of ten (10) years from the date of application.

Limitations and exclusions

The following limitations and exclusions apply to all Dryvit Warranties:

The Dryvit Systems, Inc. warranty against fade resistance does not apply to specially produced colors.

No warranty whatsoever is made with respect to any materials other than the Dryvit products specifically identified above, even if such other materials are used in the installation of the Dryvit products. Further, no warranty is made whatsoever for any damages caused in whole or in part by any of the following: acts of God or natural phenomenon, such as but not limited to falling objects, fire, earthquakes, floods, tornadoes, hurricanes or pests; unusual air pollution or chemical fumes in the atmosphere; architectural, engineering, or other design deficiencies; defective or improper workmanship by the contractor in installing the Dryvit products or failure on the part of the contractor to follow Dryvit's current published application instructions, specifications or details; nor for other damage or injury not solely and directly caused by a failure of the Dryvit products to perform as warranted.

The warranty shall be void, and Dryvit will make no warranties whatsoever with respect to the Dryvit products (i) if they are intermixed with other chemicals or materials not specifically required by Dryvit, or if there is a substitution of any of the components included in any of the Dryvit EIF Systems; or (ii) if the Dryvit products shall not have been paid for in full.

Except as may be specifically and expressly provided for in the written warranty, **DRYVIT SHALL NOT BE RESPONSIBLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND**, except as provided in the Outsulation RMD System and the Outsulation SMD System. The sole responsibility and liability of Dryvit under the warranty shall be to repair or replace, at its option and by a contractor selected by it, the Dryvit products shown to be defective during the Warranty Period. Dryvit shall undertake to make such repairs or replacement as it deems necessary in order to return the Dryvit products to a commercially acceptable standard. No other expenses or charges will be permitted.

The warranty is issued to the original owner of the structure to which Dryvit products shall have been incorporated, and may not be transferred or assigned except to a subsequent owner of the structure upon written notice to Dryvit.

Since the goods subject to the warranty are building materials and are not intended to be sold to a consumer except as part of real estate or as a major addition thereto, the warranty does not apply to any party constituting a consumer as such term is defined by the Magnuson-Moss warranty act.

Dryvit shall not have any obligation under the warranty unless the owner notifies Dryvit in writing at One Energy Way, P.O. Box 1014, West Warwick, Rhode island 02893, Attn: Warranty Services, within thirty (30) days of discovery of the alleged defect(s). Dryvit shall be allowed a reasonable period of time and authorization to remove samples in order to perform any testing Dryvit deems necessary to investigate and determine the cause of the defect. The owner shall cause temporary repairs to be made if necessary to avoid further damage until the cause of the problem is determined and permanent repair recommendations can be made.

THIS CONSTITUTES THE ENTIRE WARRANTY AGREEMENT FOR THE DRYVIT PRODUCTS AND ITS COMPONENTS. EXCEPT FOR THE WARRANTIES EXPRESSLY STATED ABOVE, DRYVIT DOES NOT MAKE ANY OTHER WARRANTIES EXPRESSED OR IMPLIED AND DRYVIT EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

The warranty shall be governed by and interpreted under the laws of the State of Rhode Island without reference to its choice of law provisions.

R8:06-10-2010



STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
LEE'S SUMMIT, MO
CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON (05/20/21) AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

LEE'S SUMMIT, MISSOURI

AMERICA'S CAR-MART
AMERICA'S CAR-MART - SALES FACILITY
1150 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
JOB NUMBER: 08-20-0001

ISSUE BLOCK

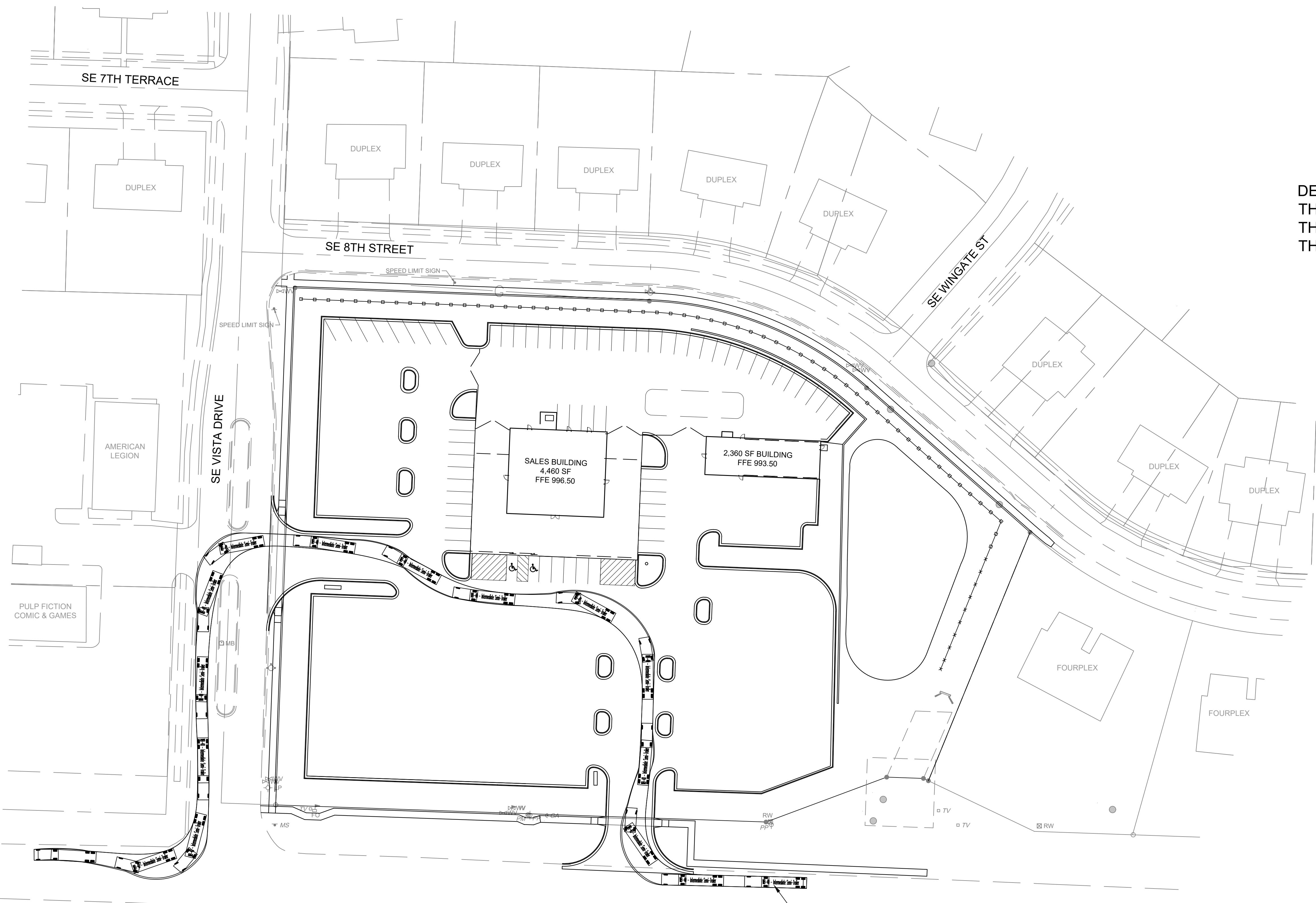
1	7/12/21	City Review
2	8/25/21	PC Comments

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

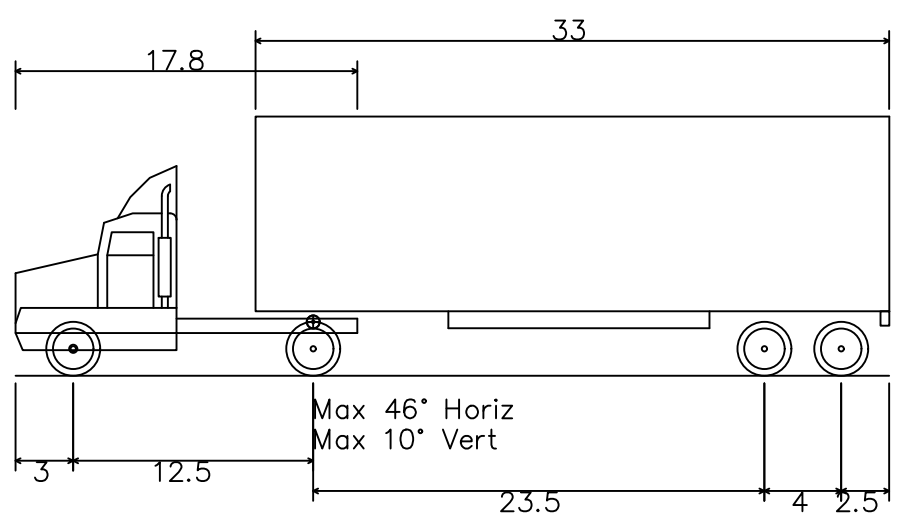
WB-40 SWEEP PATH TURNING MOVEMENT EXHIBIT

SHEET:
C5

DELIVERY FREQUENCY:
THE 45 FT 3 VEHICLE HAULER DELIVERS TO THE FACILITY ON AVERAGE LESS THAN THREE TIMES PER WEEK.



THE 45 FT TRUCK WILL ENTER THE FACILITY FROM BLUE PARKWAY AND EXIT ONTO VISTA DR BACK TO BLUE PARKWAY.
SE BLUE PARKWAY
45 FT LENGTH WB-40 SEMI-TRUCK ROUTING

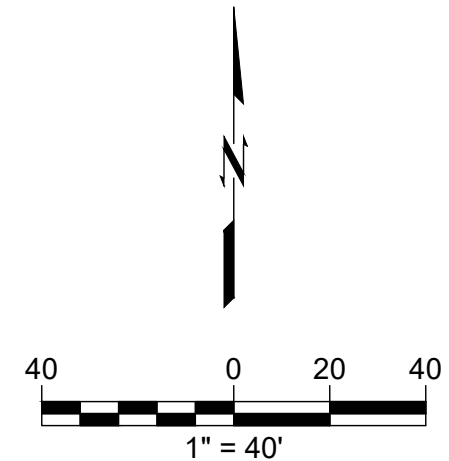


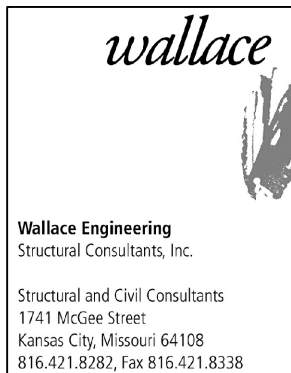
- WB-40 - Intermediate Semi-Trailer
- Overall Length 45.499ft
- Overall Width 8.000ft
- Overall Body Height 13.500ft
- Min Body Ground Clearance 1.334ft
- Track Width 8.000ft
- Lock-to-lock time 4.00s.
- Max Steering Angle (Virtual) 20.30°

Z:\2150007 Auto Dealership Dwg\PRODUCTION\2150007_AutoTurn.dwg PLOT: 8/25/2021 1:56:54 PM ORIG SIZE: 24" X 36"



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





STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
LEE'S SUMMIT, MO
CONTINGENTLY WITH ITS ISSUE DATE ON (05/20/21) AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

LEE'S SUMMIT, MISSOURI

AMERICA'S CAR-MART
AMERICA'S CAR-MART - SALES FACILITY
1150 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
JOB NUMBER: 08-20-0001

ISSUE BLOCK

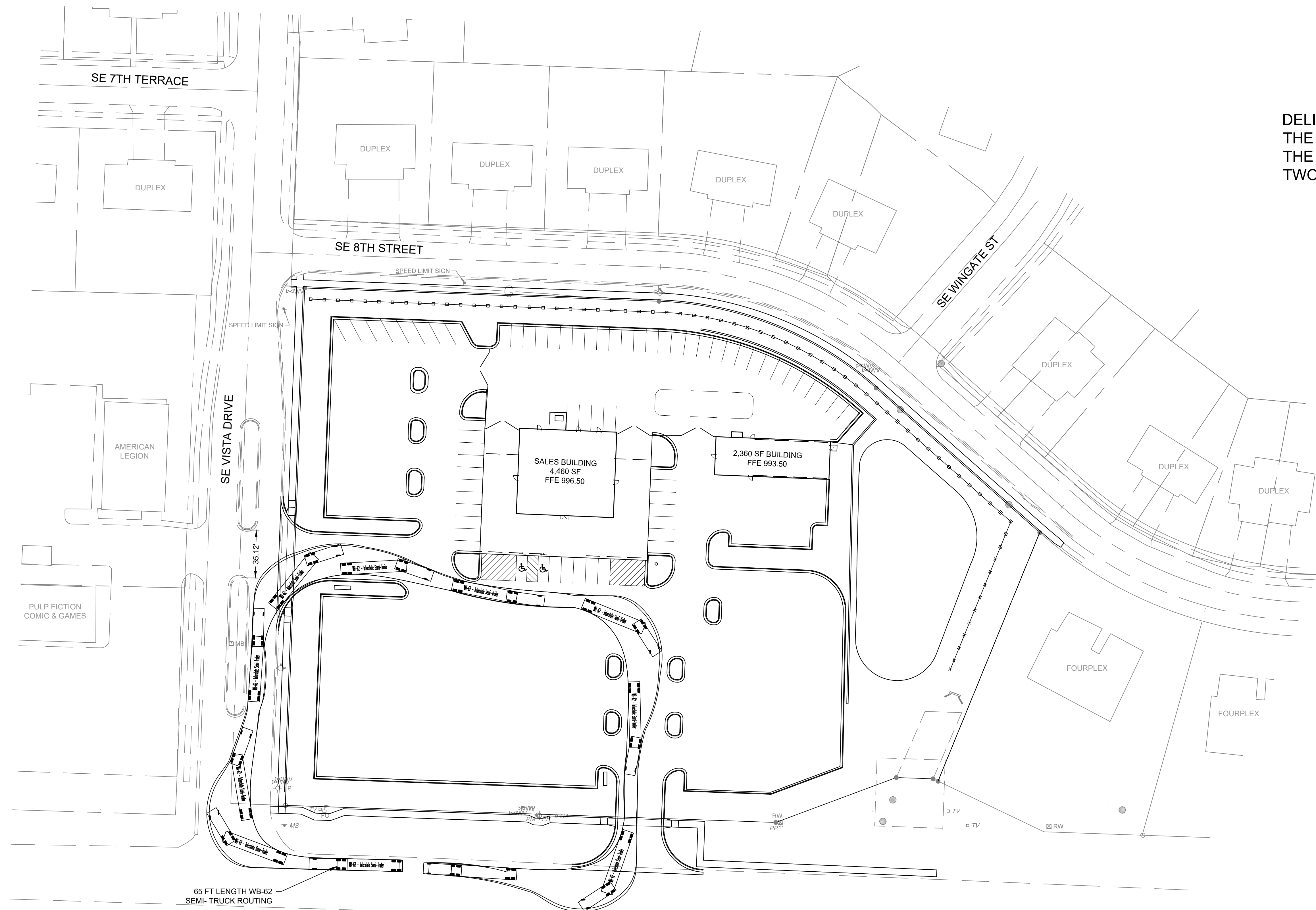
1	7/12/21	City Review
2	8/25/21	PC Comments

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

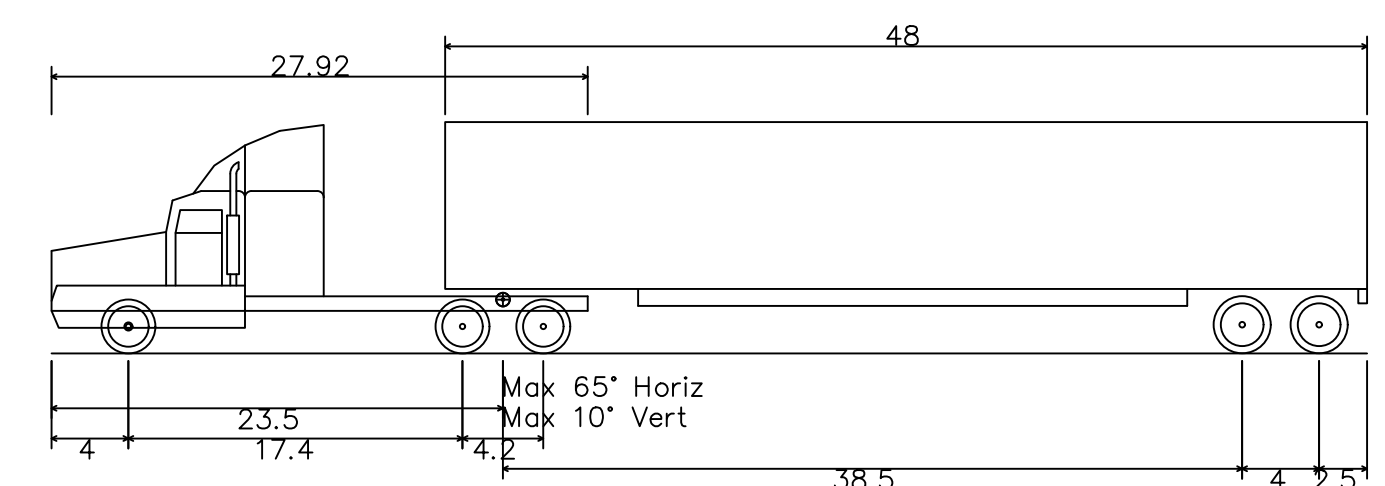
WB-62 SWEEP
PATH TURNING
MOVEMENT
EXHIBIT

SHEET:
C6

DELIVERY FREQUENCY:
THE 65 FT 8 VEHICLE HAULER DELIVERS TO THE FACILITY ON AVERAGE LESS THAN TWO TIMES PER WEEK.

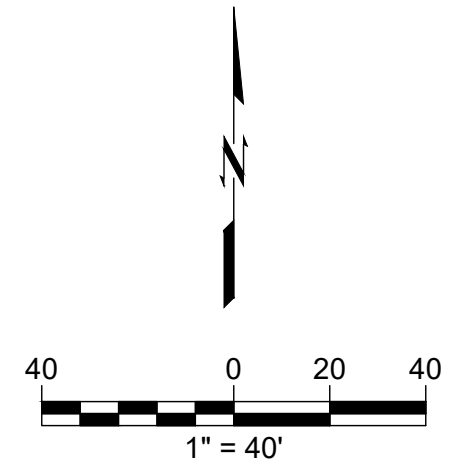


DUE TO THE NARROW OPENING IN THE ISLAND IN VISTA DR, THE 65 FT TRUCK WILL ENTER THE FACILITY FROM VISTA DR AND EXIT ONTO BLUE PARKWAY.



WB-62 - Interstate Semi-Trailer
Overall Length 68.50ft
Overall Width 8.50ft
Overall Body Height 12.05ft
Min Body Ground Clearance 1.33ft
Max Track Width 8.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

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



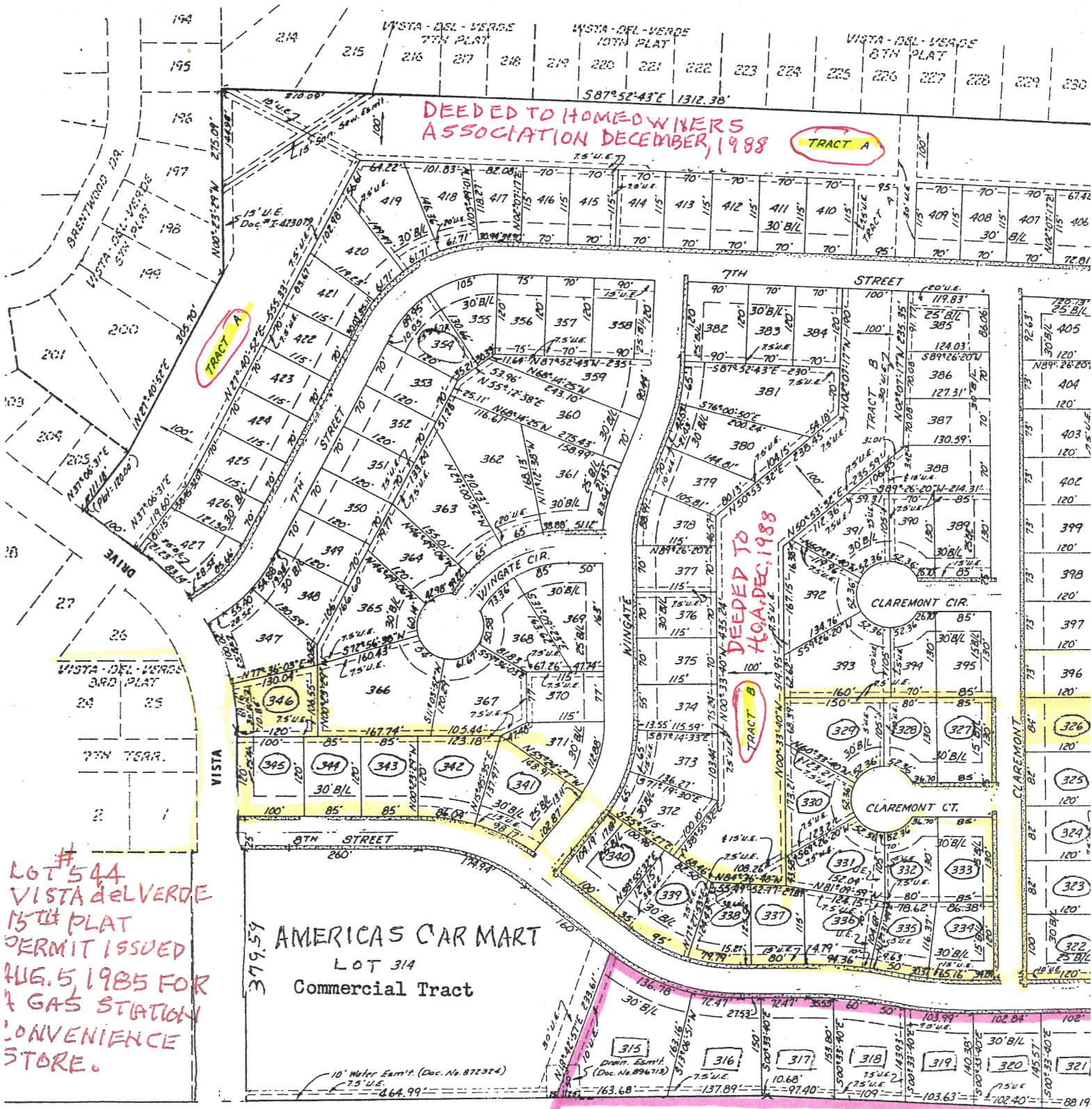
Z:\2150007 Auto Dealership Dwg\PRODUCTION\2150007_AutoTurn.dwg PLOT: 8/25/2021 1:57:06 PM ORIG SIZE: 24"x36"



Vista del Verde

11TH PLAT

PLAT RECORDED JULY 13, 1984



LOT # 544
VISTA DEL VERDE
15TH PLAT
PERMIT ISSUED
AUG. 5, 1985 FOR
A GAS STATION
& CONVENIENCE
STORE.

Lee's Summit Lots Available To Builders = DUPLX (yellow highlight) = FOURPLX (pink highlight)

QUIT CLAIM DEED

THIS INDENTURE, made on the 13th day of December, A.D., 1988, by and between Blue Valley Ventures, Inc., a Missouri corporation, of the County of Jackson, State of Missouri, Party of the First Part, and Vista Del Verde Community Association, a Missouri Not-For-Profit Corporation, of the County of Jackson, State of Missouri, Party of the Second Part. (Mailing address of first named grantee is 6515 Independence Avenue, Independence, Missouri).

W I T N E S S E T H:

That the said Party of the First Part, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to be paid by the said Party of the Second Part, receipt of which is hereby acknowledged, does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto said Party of the Second Part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson, State of Missouri, to-wit:

VISTA DEL VERDE, 11th Plat, Tract A, subject to easements, restrictions and reservations of record.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said Party of the Second Part and unto its heirs and assigns forever; so that neither the said Party of the First Part, nor its heirs nor any other person or persons for it or in its name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF the said Party of the First Part has hereunto set its hand and seal the day and year above written.

BLUE VALLEY VENTURES, INC.

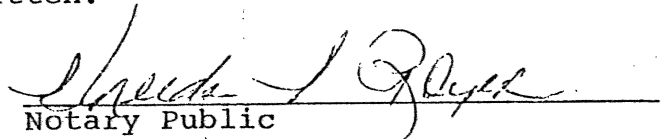
By: _____

Donald H. Anderson

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

ON THIS 13th day of December, 1988, before me, appeared Ronald K. Anderson, to me personally known, who being by me duly sworn, did say that he is the President of Blue Valley Ventures, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Ronald K. Anderson acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Raytown, Missouri, the day and year last above written.



Notary Public

SEAL
My Commission Expires:

UNEEDA S. ROYER
Notary Public - State of Missouri
~~Commissioned in Jackson County~~
My Commission Expires 6/16/1992

VISTA del VERDE COMMUNITY ASSOCIATION

August 23, 1989

TO: Members of the Vista del Verde Community Association

REFER: LOT 470, Vista del Verde, K42 Plat.

You are hereby notified that the annual meeting of Vista del Verde Community Association will be Wednesday, September 6, 1989, at 7:30 P.M., at the Lee's Summit Fire Department Community Room, 207 S. E. Douglas, lower level.

IF YOU ARE NOT THE SOLE OWNER OF THIS LOT, PLEASE NOTIFY ALL OWNERS OF THIS LOT.

THE AGENDA OF THIS ANNUAL MEETING IS AS FOLLOWS:

1. Election of three members to the Board of Directors, for 3 years, to replace Ron Anderson, Dean Sutherland and Larry Mock.
 - (a) Paul R. Mudd, 1327 S. E. 6th Street and Jim Conard, 1132 S. E. 7th Street, will be the directors remaining on the Board.
 - (b) IF YOU WOULD LIKE TO SERVE ON THE BOARD OF DIRECTORS, PLEASE CALL ONE OF THE FOLLOWING NOMINATING COMMITTEE MEMBERS:

Jim Conard -----524-8869
Paul Mudd -----524-3193
Walter Parsons ----524-1532
2. Discuss annual assessment as approved by the membership at the Special Membership Meeting on July 12, 1989.
3. Discuss budget as adopted by the Board of Directors.
4. Transfer of management and responsibility for maintenance of common grounds from developer to Homes Association.
5. Any other items for discussion.

WE DEEDED GROUND TO HOMEOWNERS ASSOC. DECEMBER, 1989.
The developer will mow the common area one more time and pay for the common area liability insurance thru December 31, 1989.

Enclosed are the following:

- (1) Minutes of the July 12, 1989 Special Meeting.
- (2) Budget and statement for 1990 dues that are due by January 1, 1990.
- (3) Proxy votes to elect directors for annual meeting. Vote for no more than 3 directors.

We request your support in person at this meeting or, if you can not attend, please send your proxy vote for up to 3 directors.

VISTA del VERDE COMMUNITY ASSOCIATION

By: 

Dean A. Sutherland, Secretary