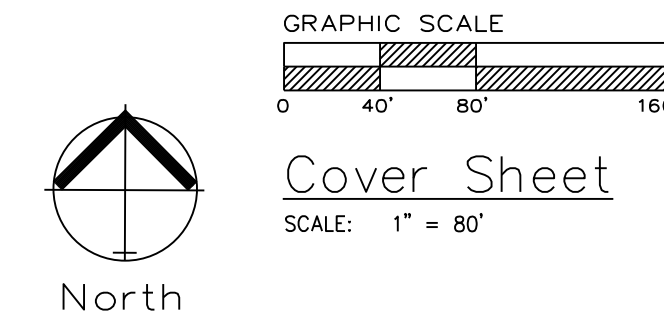


HILL PRO-MOTION PHYSICAL THERAPY BUILDING EXPANSION PRELIMINARY DEVELOPMENT PLANS

Section 17, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri



PROPERTY DESCRIPTION

All of Lot 17, South Port Business Park 1st Plat Lots 1-18 & Tract A, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

Land Use Schedule

a. Total floor area	Existing 5,087 sq. ft. Proposed 1,923 sq. ft. Total 7,009 sq. ft.
b. Number of dwelling units	N/A
c. Land area	42,098 sq. ft. 0.97 acres
d. Number of required and Existing parking spaces	5 Spaces per 1000 sq. ft. = 7 x 5 = 35 Spaces
Proposed parking spaces	4 Standard / 2 Handicap
Total parking spaces	33 Standard / 2 Handicap
e. Impervious coverage	
Ex. Parking/Sidewalk	16,285.66 sq. ft.
New Parking/Sidewalk	793.87 sq. ft.
Ex. Building	5,087 sq. ft.
New Building Addition	1,923 sq. ft.
	24,089.53 sq. ft. (57% of Site)
f. Floor Area Ratio (FAR)	16.65%
g. Dwelling units per acre, with and without common area;	N/A
h. Land use	Office

Current Zoning: CP-2 - Planned Community Commercial

Proposed Zoning: CP-2 - Planned Community Commercial

Sanitary Sewer Service

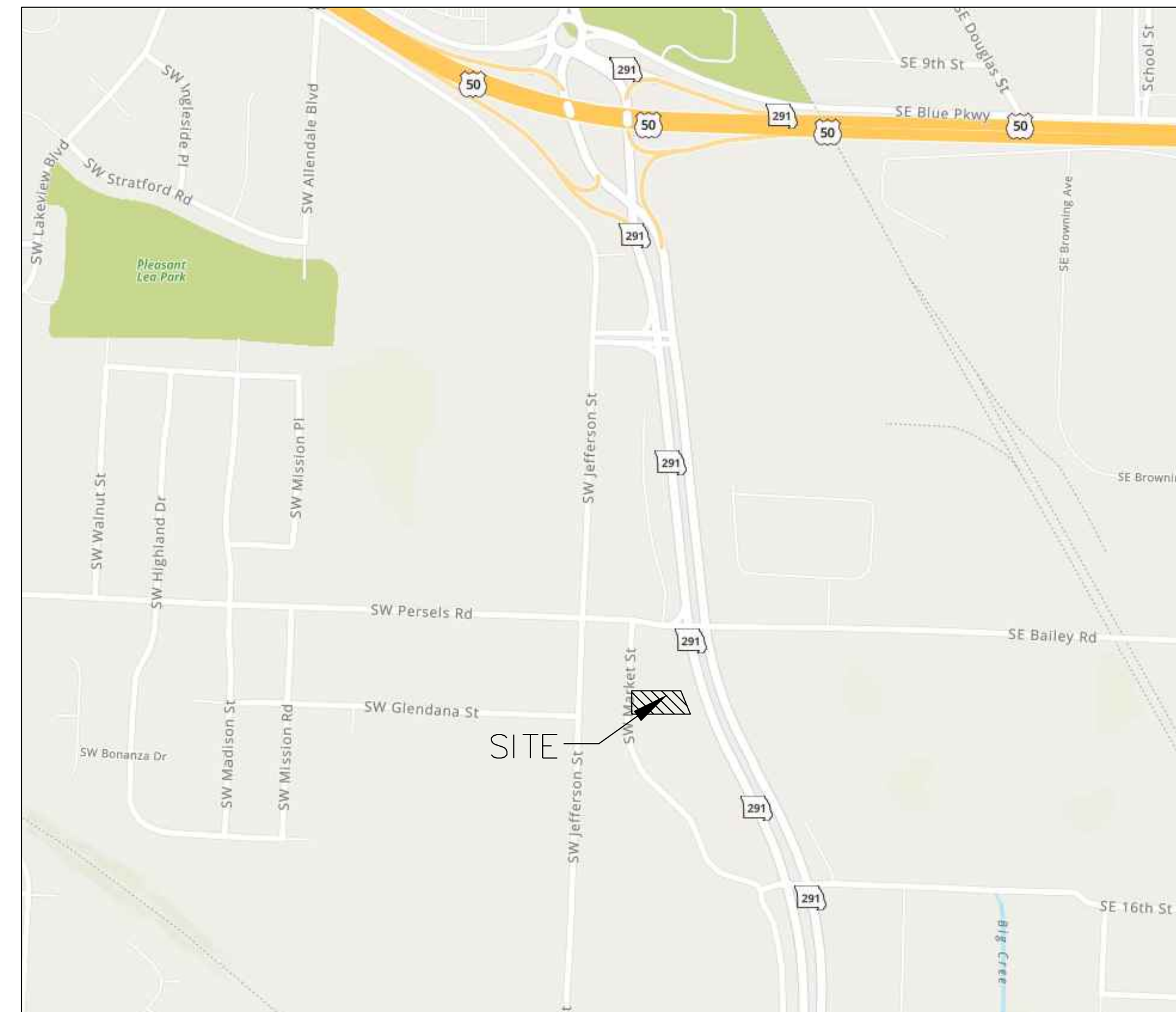
Sanitary Sewer service is connected to the main line being on the west of the development.

Water Service

Water Service is to the existing City of Lee's Summit water along the west side of the development.

Storm Sewer

Storm Detention is located southwest of property.



DEVELOPER:
HILL INVESTMENT PROPERTIES LLC
1321 SW MARKET ST
LEE'S SUMMIT, MO 64081
Phone: (816) 607-7180

INDEX OF SHEETS:
C.001 ~ COVER SHEET
C.100 ~ SITE PLAN
C.200 ~ GRADING PLAN
C.201 ~ SPOT ELEVATIONS

REVISED INDEX OF SHEETS

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017

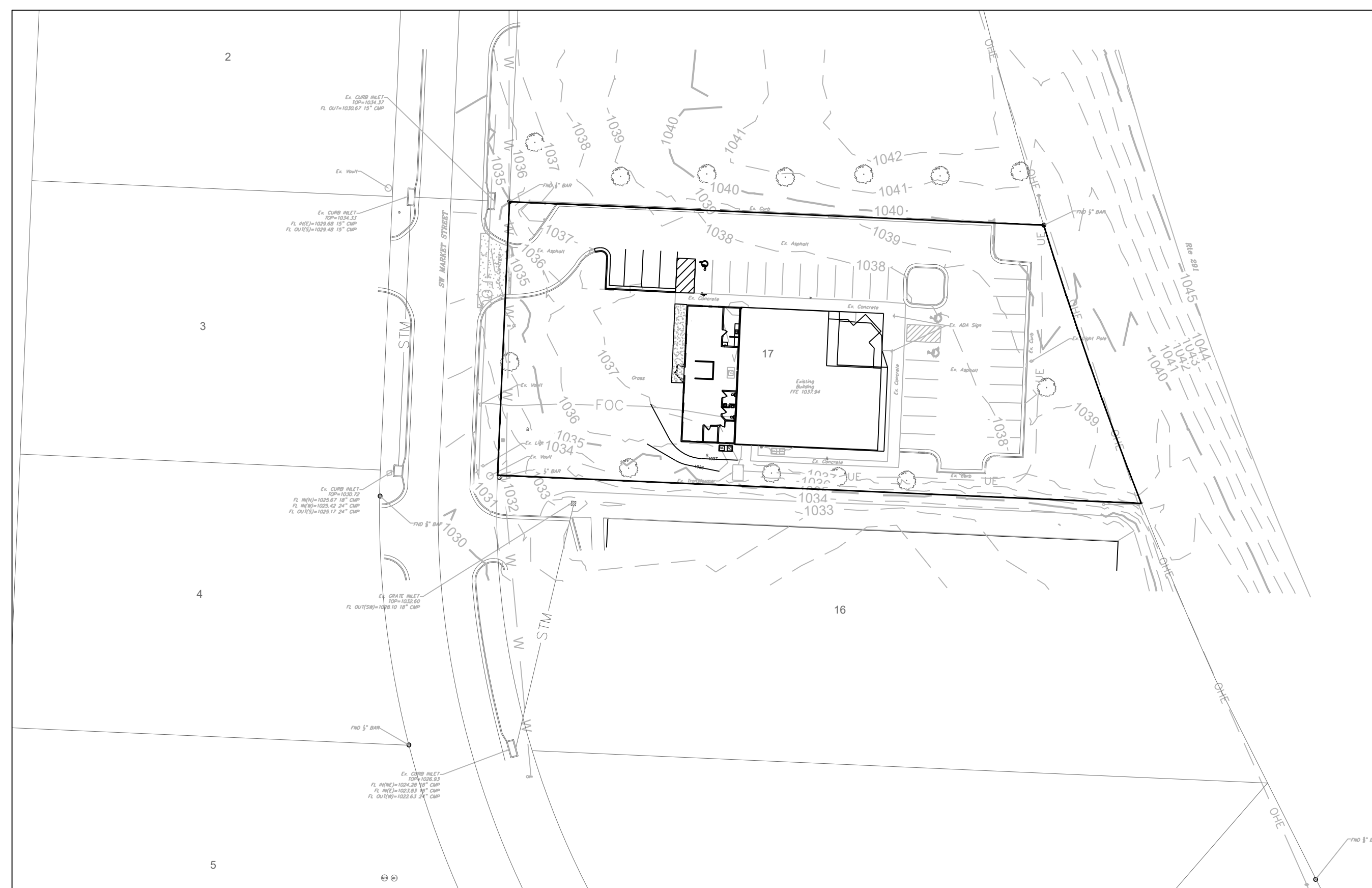
UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY - 298-1196
SPIRE - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



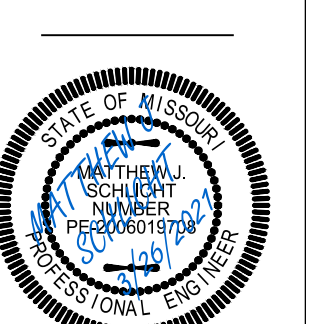
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

HILL PRO-MOTION PHYSICAL THERAPY
1321 SW MARKET ST
Lee's Summit, Jackson County, Missouri

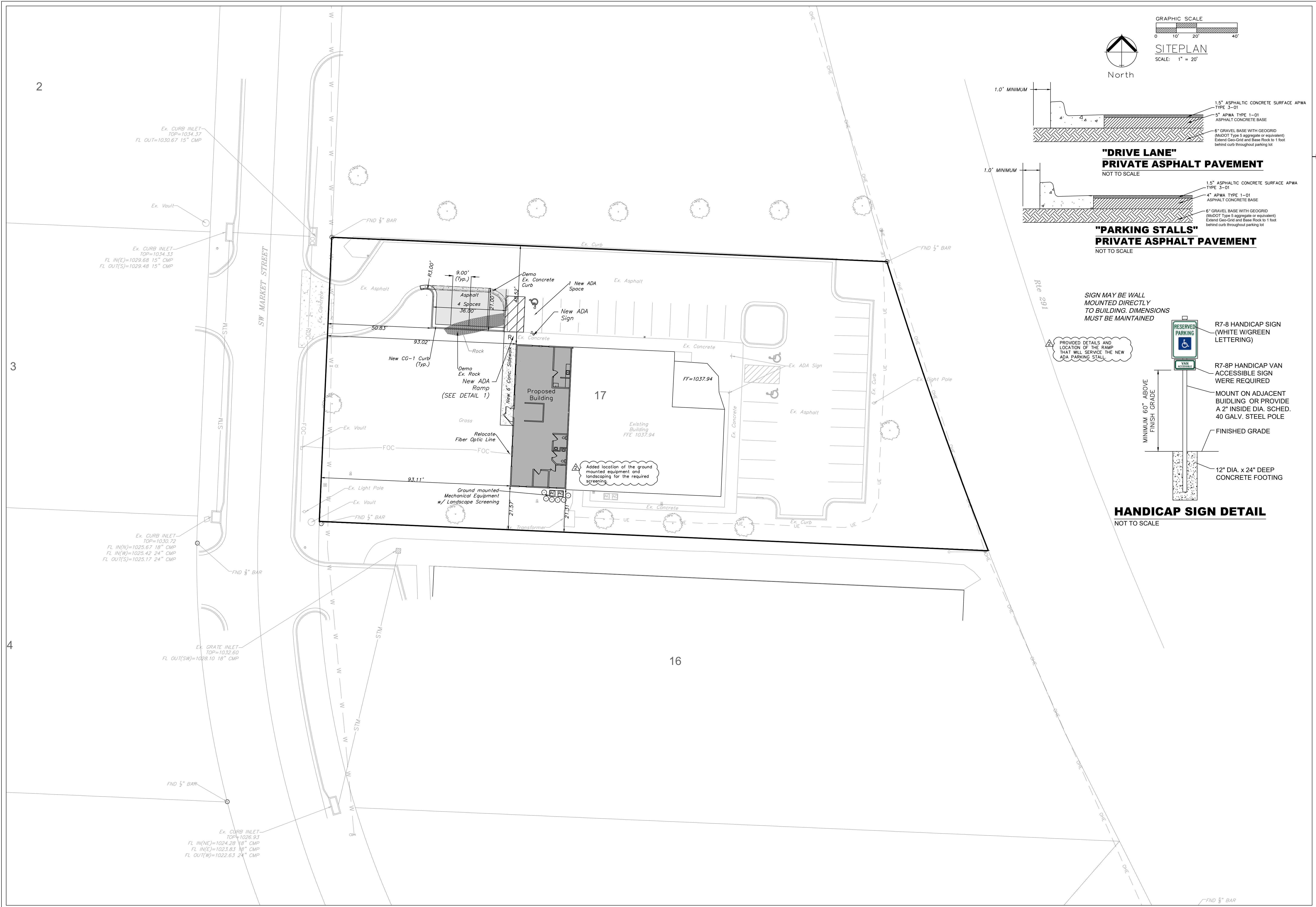
Project: HILL PRO-MOTION
1321 SW MARKET
LSMO
Issue Date: December 10, 2020

COVER SHEET
Preliminary Development Plans for:
HILL PRO-MOTION PHYSICAL THERAPY
BUILDING EXPANSION
Lee's Summit, Jackson County, Missouri

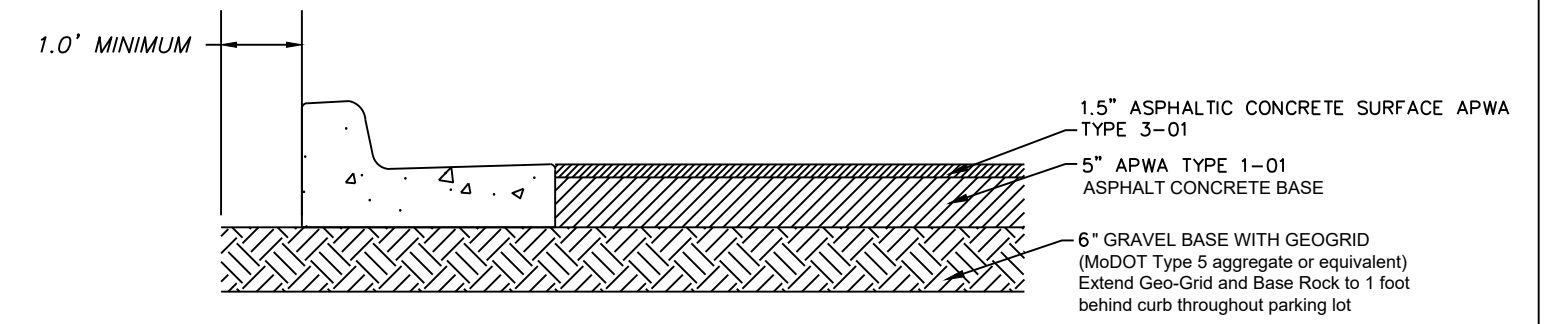


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

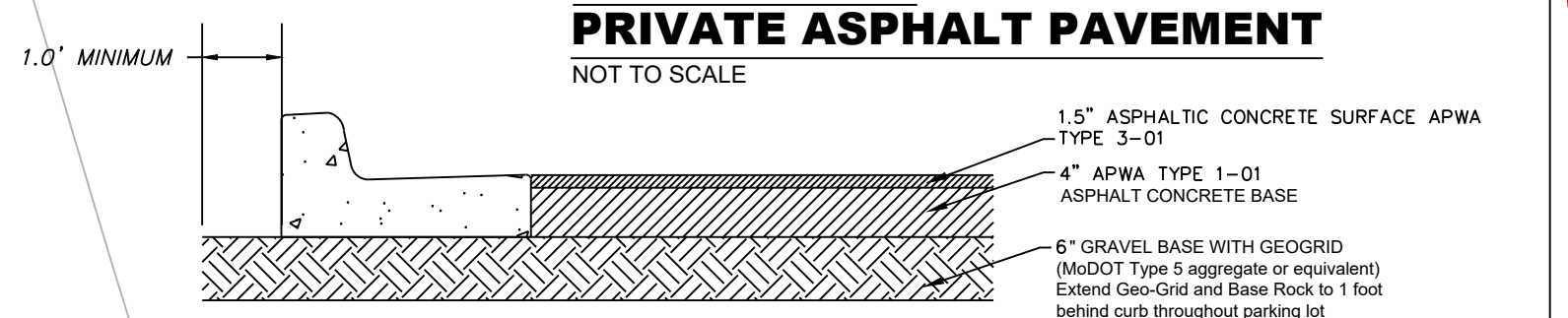
REVISIONS
REV. 3/17/2021
REV. 3/26/2021



SITEPLAN
SCALE: 1" = 20'



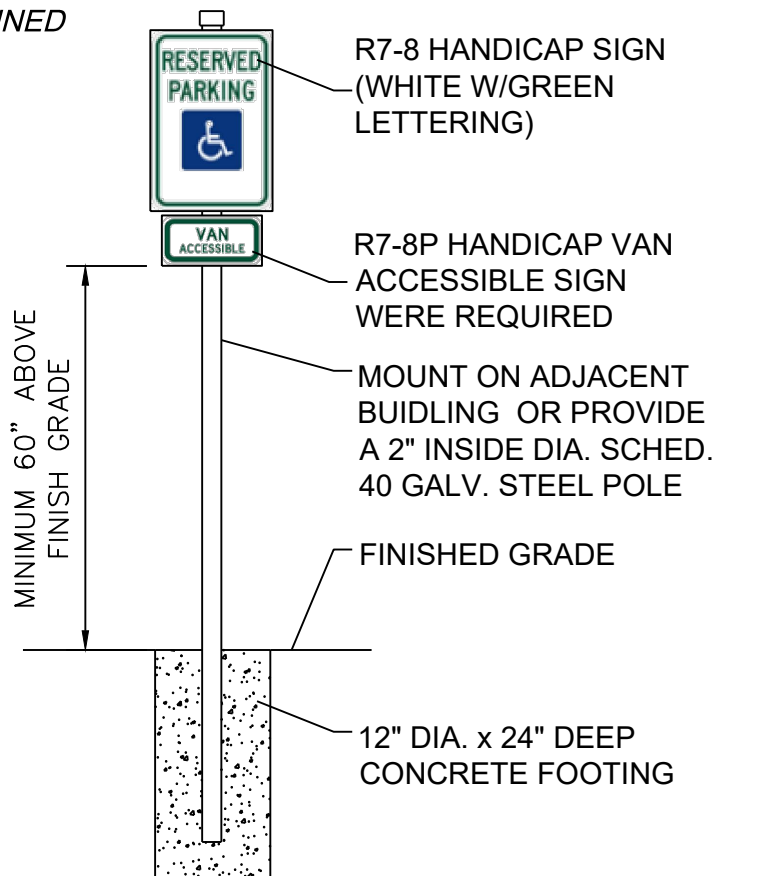
"DRIVE LANE" PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



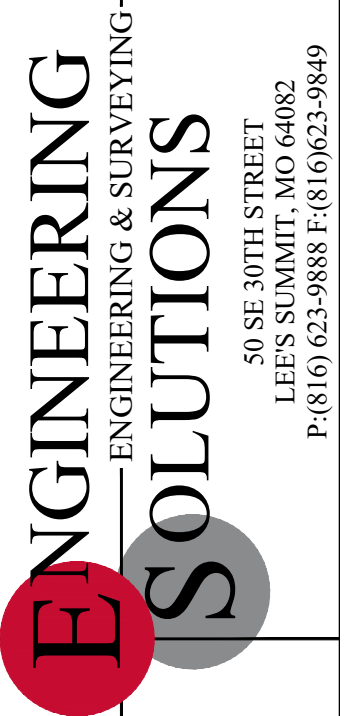
"PARKING STALLS" PRIVATE ASPHALT PAVEMENT
NOT TO SCALE

SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED

PROVIDED DETAILS AND LOCATION OF THE RAMP THAT WILL SERVICE THE NEW ADA PARKING STALL



HANDICAP SIGN DETAIL
NOT TO SCALE

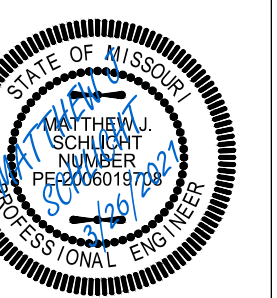


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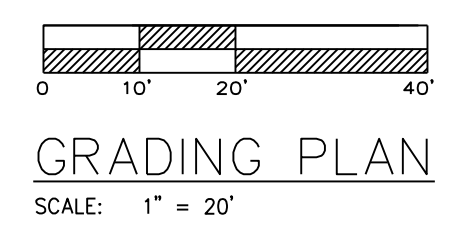
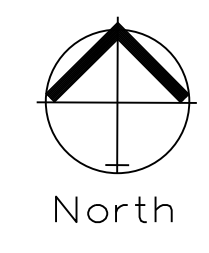
SITE PLAN
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Lee's Summit, Jackson County, Missouri



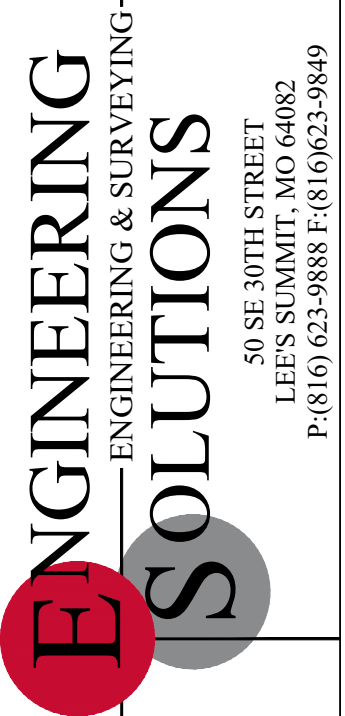
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NE PE E-14335

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GRADING PLAN
SCALE: 1" = 20'

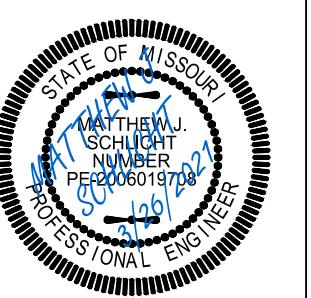


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HILL PRO-MOTION PHYSICAL THERAPY
1321 SW MARKET ST
Lee's Summit, Jackson County, Missouri

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Grading Plan
Preliminary Development Plans for:
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BUILDING EXPANSION
Lee's Summit, Jackson County, Missouri



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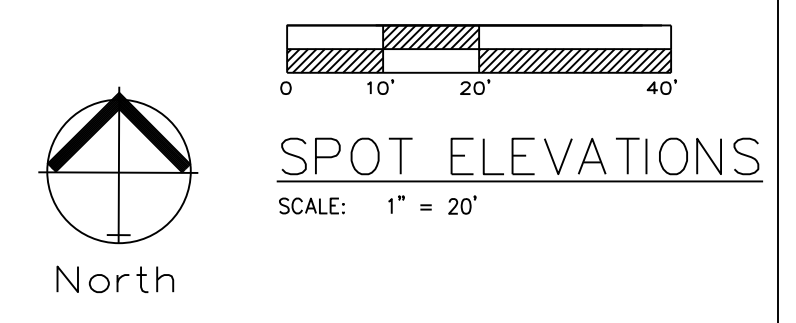
2

3

Ex. CURB INLET
TOP=1034.37
FL OUT=1030.67 15" CMP

Ex. CURB INLET
TOP=1034.33
FL IN(E)=1029.65 15" CMP
FL OUT(S)=1029.48 15" CMP

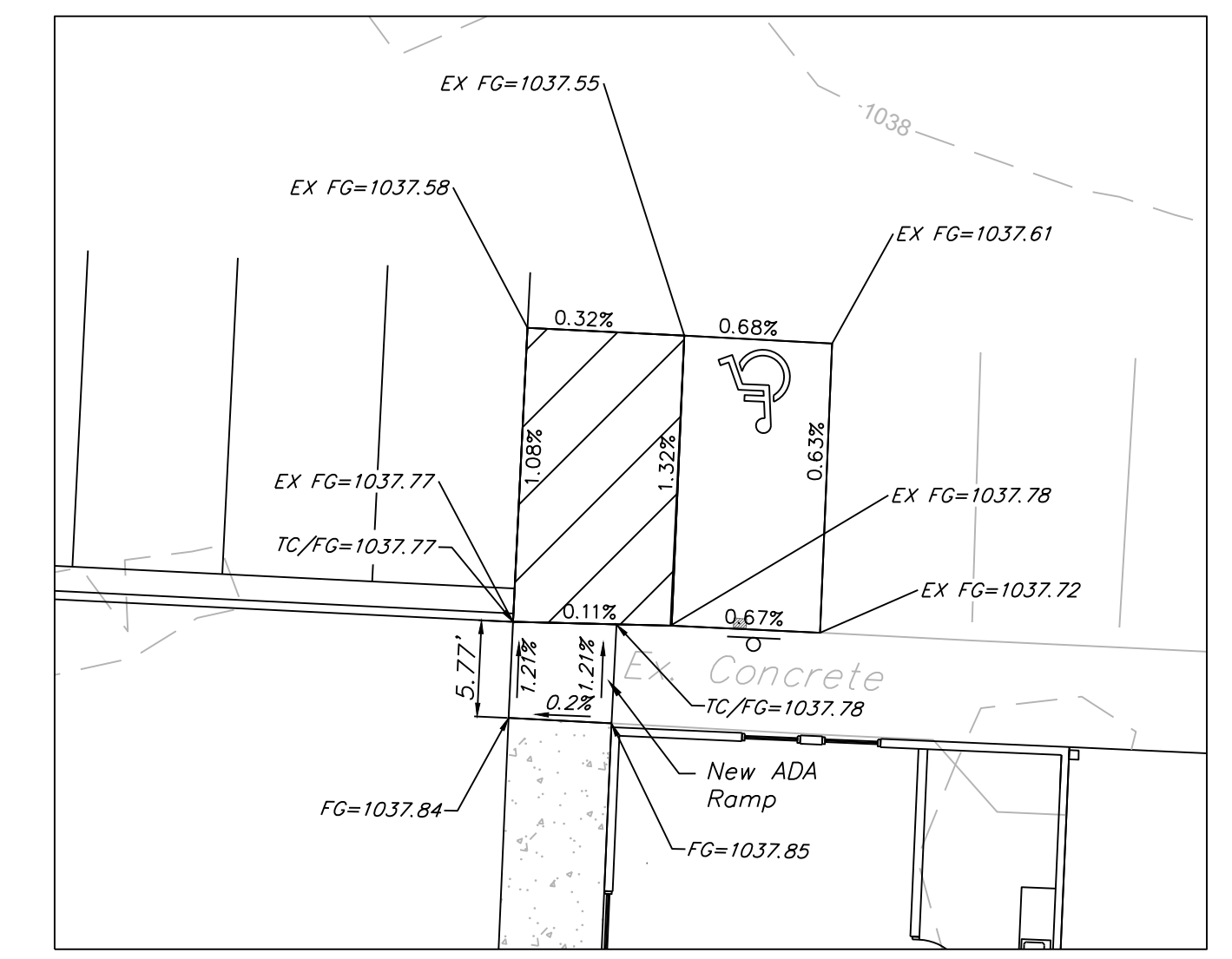
Ex. CURB INLET
TOP=1030.72
FL IN(N)=1029.67 18" CMP
FL IN(W)=1025.42 24" CMP
FL OUT(S)=1025.17 24" CMP



Legend:
EX TC = Existing Top of Curb
EX FG = Existing Finished Grade
FG = Finished Grade
TC = Top of Curb



PROVIDED DETAILS AND LOCATION OF THE RAMP THAT WILL SERVICE THE NEW ADA PARKING STALL



DETAIL 1
SCALE: 1" = 10'



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1321 SW MARKET ST
Lee's Summit, Jackson County, Missouri

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Spot Elevations
Preliminary Development Plans for:
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BUILDING EXPANSION
Lee's Summit, Jackson County, Missouri



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