

One-rdg. _____
P. Hrngs. _____
Pgs. 16
Filed: 04-26-16

Sponsored by: Fishel

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016- 102

SPECIAL ORDINANCE NO. _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 the public streets and easements to the City of Springfield, Missouri,
3 as shown on the Preliminary Plat of South Creek Crossing, generally
4 located at 2620 South Campbell Avenue, upon the applicant filing and
5 recording a final plat that substantially conforms to the preliminary
6 plat; and authorizing the City Clerk to sign the final plat upon
7 compliance with the terms of this ordinance. (Staff recommends that
8 City Council accept the public streets and easements.)
9 _____

10
11 WHEREAS, on April 14, 2016, the Planning and Zoning Commission approved
12 the preliminary plat and subdivision of South Creek Crossing, generally located at 2620
13 South Campbell Avenue, as a subdivision of the City of Springfield, Greene County,
14 Missouri.
15

16 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
17 SPRINGFIELD, MISSOURI, as follows, that:
18

19 Section 1 – The City Council hereby authorizes the Director of Planning and
20 Development to accept the land and easements dedicated to the City for public use as
21 shown on the preliminary plat of South Creek Crossing, generally located at 2620 South
22 Campbell Avenue, as approved by the Planning and Zoning Commission, the original of
23 which is on file in the Department of Planning and Development (Approved Preliminary
24 Plat), a reduced version of which is included for general reference as "Exhibit B-
25 Attachment 3," upon the applicant filing and recording a final plat in accordance with
26 Chapter 36, Article II. Subdivision Regulations (Subdivision Regulations) which plat
27 shall substantially conform to the Approved Preliminary Plat, including those conditions
28 established by the Planning and Zoning Commission, which conditions are shown in the
29 explanation to this ordinance, a copy of which is attached hereto and incorporated
30 herein as if copied verbatim, and hereby authorizes acceptance of the public
31 improvements required by this ordinance and the Subdivision Regulations of the City,
32 upon the Director of Public Works certifying to the Director of Planning and

33 Development and the City Clerk that the public improvements have been made in
34 accordance with City standards and specifications.

35
36 Section 2 – The final plat shall not be recorded until the public improvements
37 relating to the Approved Preliminary Plat, as set out in the explanation and Zoning and
38 Subdivision report attached hereto and incorporated herein by reference, shall have
39 been constructed by the person or party subdividing the property according to the
40 specifications of the City of Springfield, Missouri, and to the approval of the Director of
41 Public Works of the City; and provided that said party shall have paid to the City of
42 Springfield engineering fees, permit fees, licenses, and other fees occasioned by the
43 construction of said improvements; or, in lieu of the construction of said improvements,
44 that said parties have filed with the City Manager, according to the terms of the
45 Subdivision Regulations of the City, the prescribed financial assurances to insure the
46 construction of said improvements, and the payment to the City of all engineering fees,
47 permit fees, licenses, and other fees occasioned or which will be occasioned by the
48 construction of the improvements.

49
50 Section 3 - Upon compliance with all the requirements of this ordinance, the City
51 Clerk is hereby authorized to endorse the Council's approval upon the final plat
52 pursuant to Section 445.030, RSMo.

53
54 Section 4 - Should said parties fail to submit a final plat for the subdivision or
55 portion thereof which substantially conforms to the preliminary plat within two years from
56 the date of this ordinance, then this ordinance shall be of no effect and shall be
57 considered void.

58
59
60 Passed at meeting: _____

61
62 _____
63 Mayor

64
65 Attest: _____, City Clerk

66
67 Filed as Ordinance: _____

68
69 Approved as to form: Achalee T. Weder, Assistant City Attorney

70
71 Approved for Council action: Greg Burt, City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 102

FILED: 04-26-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of South Creek Crossing, generally located at 2620 South Campbell Avenue. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of South Creek Crossing, dated March 16, 2016, is on file in the Department of Planning and Development. A reduced version is included for general reference in “Exhibit B-Attachment 3.”
- B. The Planning and Zoning Commission held a public hearing on April 14, 2016 and approved the preliminary plat and a subdivision variance by a vote of 5 to 1 with one member abstaining, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Each lot has access to public sewer although additional public improvement plans will be required for Lot 3 since it is preferred that no lateral connections be made to the trunkline.
 - b. There is a need to dedicate additional sewer easements on the northeast portion of Lot 3. These easements are a condition of the final plat.
 - c. Proposed modifications to the existing water quality basin will require a Public Improvement Plan. Public Improvement Plans will also be required to convey stormwater runoff from South Place through the Sunset Crossing Subdivision to South Creek. Public Improvement Plans will need to be constructed or escrowed prior to final plat approval or issuance of a building permit. All required drainage easements and topography is shown.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Add a note to the plat stating "No access is allowed to Sunset Street per

Special Ordinance 24398.". No additional access allowed to Campbell Avenue.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached in "Exhibit B," for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Zoning and Subdivision Staff Report.

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Medium Intensity Retail, Office or Housing.

Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use; Major Goal 4, Develop the community in a sustainable manner.

REMARKS: Staff recommends approval.

Submitted by:



Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Subdivision Variance

Attachment 3, Preliminary Plat

Exhibit A

RECORD OF PROCEEDINGS

Planning and Zoning Commission April 14, 2016

Preliminary Plat South Creek Crossing
2620 South Campbell Avenue
Applicant: South Creek Crossing, LLC

Mr. Hosmer states that this is a request to approve a preliminary plat to subdivide approximately 8 acres into a three lot subdivision located at 2620 South Campbell Avenue. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. The applicant is also requesting a subdivision variance to allow lots without full frontage on a public street. No additional access allowed to Campbell and they must utilize existing shared access with property to the north. Since the site is located in the floodplain, storm water detention has been bought-out for Lots 1 & 2 and will be bought-out for Lot 3 at the time of development. A regional water quality basin has been constructed to serve Lots 1, 2 & 3. Staff recommends approval.

Commission members asked for a brief description because of the water concerns next to a stream.

Mr. Rodney Colson, Public Works Storm Water, stated that some of the proposed area is in the 100 year floodplain. They are not able to development in the floodway and can't allow rise, but can develop in the floodplain. In a 100 year flood a detention basin would under water so the City does buyouts on the detention portion of the requirements, it allows the water to pass into the existing stream channels fast so it won't hold water upstream and cause flooding. We require them to do water quality because in the lower storm events we want to keep the discharge coming off the property clean because it will go into the creek in order to meet federal requirements.

On this type of development we allow buyouts on the detention, we required water quality to be constructed onsite to protect the creek and this is what the developer has done. The developer will be required to raise their finished floor elevation to a minimum of 2' higher than the 100 year flood elevations. The 100 year flood term is the 1 percent annual chance flood, means that there is 1 percent chance in a year or 1 time in a hundred years.

Mr. Doennig opened the public hearing.

Ms. Jane Earnhart, Olsen Associates, 550 St. Louis Street, representing the developer, we did have to go through the floodplain development permit and the engineers have made certain that it will meet the regulations that are required.

Mr. Doennig asked about the rain water based upon the design presented.

Ms. Earnhart stated that the property slopes from north to south, and the parking lots will allow rain water to flow to the south and the water quality is along the south side. All the water has to go through the green belt before it is allowed to go through the outlet structure and out into the creek area and the water quality basin

will do the filtering. The water will discharge through the berm between the water quality basins and will go underneath the trail.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Edwards motions that we approve the Preliminary Plat South Creek Crossing (2620 South Campbell Avenue). Mr. Baird seconded the motion. The motion **carried** as follows: Ayes: Doennig, Baird, Shuler, Cline, Rose, and Edwards. Nays: None. Abstain: None. Absent: Ray (Cox did not cast a vote)



Bob Hosmer, AICP

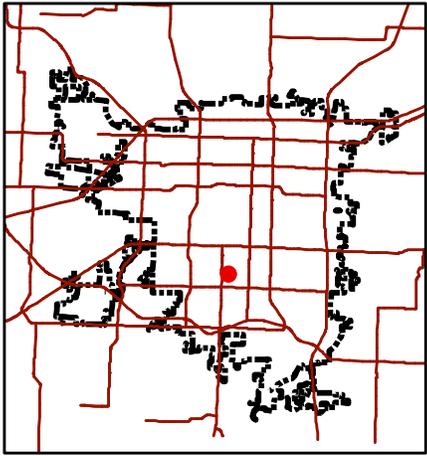
Principal Planner

Development Review Staff Report

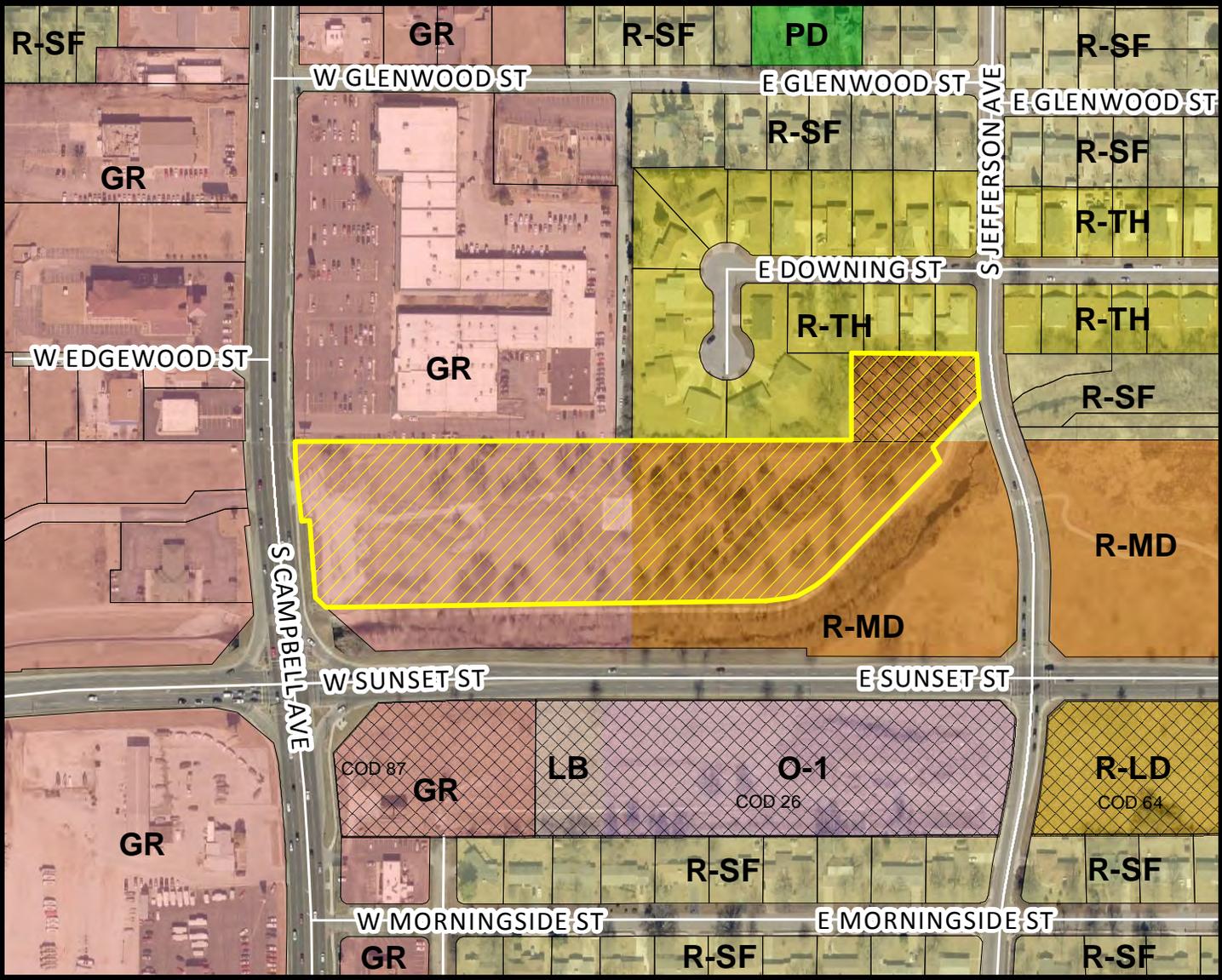
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - South Creek Crossing

LOCATION: 2620 S. Campbell Ave.
CURRENT ZONING: GR, General Retail District and R-MD,
Medium Density Multi-Family Residential District



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – SOUTH CREEK CROSSING

PURPOSE: To approve a preliminary plat to subdivide approximately 8 acres into a three lot subdivision

REPORT DATE: March 18, 2016

LOCATION: 2620 South Campbell Avenue

APPLICANT: South Creek Crossing, LLC

TRACT SIZE: Approximately 8 acres

EXISTING USE: Retail business and vacant/undeveloped land

PROPOSED USE: General Retail and Multi-Family uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Each lot has access to public sewer although additional public improvement plans will be required for Lot 3 since it is preferred that no lateral connections be made to the trunkline.
 - b. Need to dedicate additional sewer easements on the northeast portion of Lot 3. These easements are a condition of the final plat.
 - c. Proposed modifications to the existing water quality basin will require a Public Improvement Plan. Public Improvement Plans will also be required to convey stormwater runoff from South Place through the Sunset Crossing

Subdivision to South Creek. Public Improvement Plans will need to be constructed or escrowed prior to final plat approval or issuance of a building permit. All required drainage easements and topography is shown.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Add a note to the plat stating "No access is allowed to Sunset Street per Special Ordinance 24398.". No additional access allowed to Campbell Avenue.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR & R-TH	Retail shopping center and two-family residences
East	R-MD	City-owned property (South Creek Greenway Trail)
South	R-MD	City-owned property (South Creek Greenway Trail)
West	GR	Bank

HISTORY:

City Council recently rezoned the northeast corner of this property to a R-MD, Medium-Density Multi-Family District with a Conditional Overlay District No. 91.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. This mixed-use category indicates that a variety of commercial and/or mid- or high-density housing may be appropriate at major intersections along certain road corridors. The recommended zoning districts include the GR, General Retail and Medium-Density Multi-Family Residential Districts.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 8 acres into a three lot subdivision named "SOUTH CREEK CROSSING". The property is currently zoned GR, General Retail and R-MD, Medium-Density Multi-Family Residential and currently contains a retail business (Party City) and vacant/undeveloped land.
2. The applicant is also requesting a subdivision variance to allow lots without full frontage on a public street (see ATTACHMENT 2).
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

CITY COUNCIL: May 2, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – SOUTH CREEK CROSSING

AT&T COMMENTS:

Add 10 foot utility easements around all perimeters of lots 2 & 3 for AT&T facilities.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

All comments have been addressed. CU can provide services as needed.

FIRE DEPARTMENT COMMENTS:

No concerns with Fire Department.

TRAFFIC DIVISION COMMENTS:

1. No additional access allowed to Campbell. Must utilize existing shared access with property to the north.
2. Add a note to the plat stating "No access is allowed to Sunset Street per City Ordinance 24398."

STORMWATER COMMENTS:

Since the site is located in the floodplain, stormwater detention has been bought-out for Lots 1 & 2 and will be bought-out for Lot 3 at the time of development. A regional water quality basin has been constructed to serve Lots 1, 2 & 3 under Public Improvement Plan 2015PW0002. Proposed modifications to the existing water quality basin will require a Public Improvement Plan. Public Improvement Plans will also be required to convey stormwater runoff from South Place through the Sunset Crossing Subdivision to South Creek. Public Improvement Plans will need to be constructed or escrowed prior to final plat approval or issuance of a building permit. All required drainage easements and topography is shown.

The property is located in the South Creek drainage basin. The property is located in a FEMA designated floodplain. Therefore, a buyout in lieu of constructing detention will be provided. Since the proposed development will increase the amount of impervious surfacing by one (1) acre or more and is located in a FEMA designated floodplain, water quality is required. Since the project will be disturbing one (1) acre or more, a land disturbance permit is required. There is an existing stream channels available for this development to discharge into. There are no known sinkholes on the property.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Any increase in impervious surfacing will require the development to meet current water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain to South Creek.
3. Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Although stormwater detention and water quality do not have to be provided for these flows, public improvement plans will be required to convey these flows across the subject property. Drainage easements must be provided for this conveyance.
4. Detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	South Creek
Is property located in Floodplain?	Yes
Is property located on a sinkhole?	No known sinkholes
Is stormwater buyout an option?	Yes

CLEAN WATER SERVICES COMMENTS:

1. Each lot has access to public sewer although additional public improvement plans will be required for Lot 3 since we prefer that no lateral connections be made to the trunkline.
2. Need to dedicate additional sewer easements on the northeast portion of Lot 3 as shown on the changemarks. These easements are a condition of the final plat. The preliminary plat approval is conditional based upon these easements being added to the final plat.

ATTACHMENT 2
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – SOUTH CREEK CROSSING

The applicant is requesting a subdivision variance from Section 36-247(2) of the Subdivision Regulations which states that all lots shall abut by their full frontage on a publically dedicated street or a street that has received legal status as such. Staff supports the request because the unusual configuration will not adversely affect public access or utilities to the site since the final plat will dedicate new public access, drainage and utility easements.

Section 106 of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

- (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

There is an existing floodplain along the southern portion of Lots 2 and 3. The water quality basin areas (shared by Lots 1, 2 and 3) are located along the rear of Lots 1 and 2 as well as along the south side of Lot 2. The greater portion of the undevelopable (green) area borders Lot 2. However, by allowing the irregular lot shape (non full frontage) some of the undevelopable area will shift to Lot 1. This allows Lot 2 to have a greater percentage of developable area and allows Lot 1 to achieve the required 20% open space. The irregular configuration of Lot 3 is due to the remnant of property that remains as a result of the irregular greenway area that is located between Lot 3 and Sunset Street..

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

Each property in Springfield has a unique set of conditions. Although there may be other properties in Springfield that have similar conditions, these conditions are not considered the norm for GR General Retail properties. The purpose of the variance is to work with the existing landform, the existing neighboring commercial properties, and the greenway area.

- (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

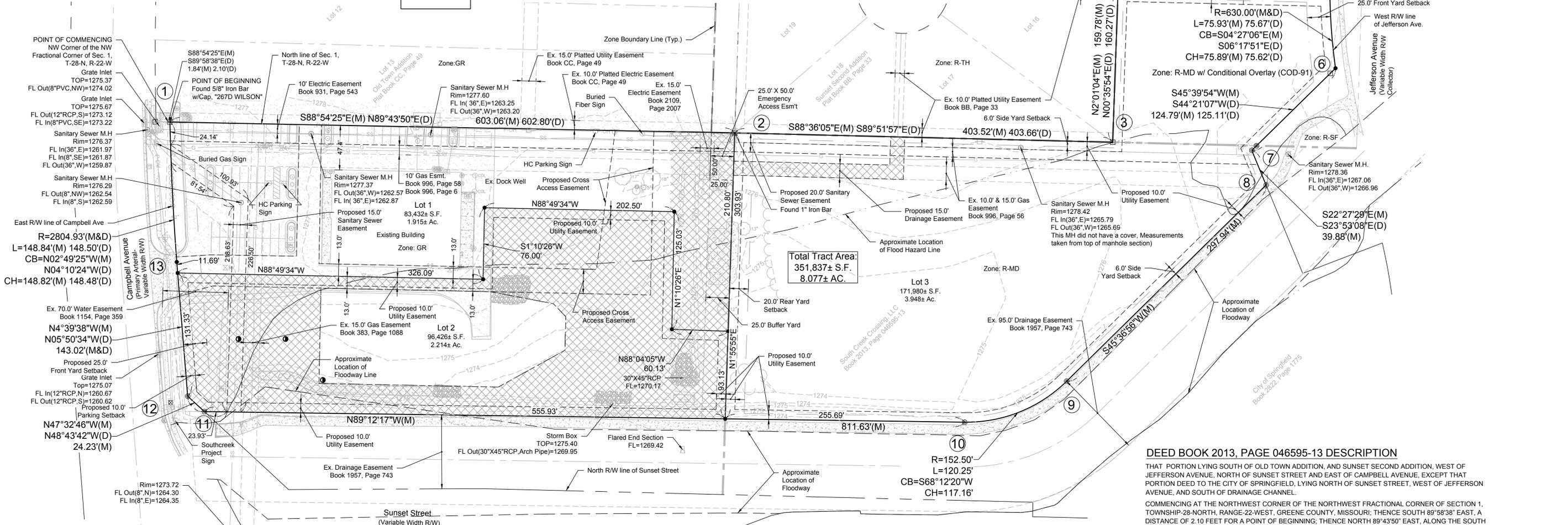
APPLICANT'S RESPONSE:

For Lots 1 and 2, the opposite is true. Positioning the shared water quality (open space) in the most appropriate location is a public benefit. Adjusting the lot lines (non-rectangular) to work with the appropriate water quality location is a good example of form follows function. For Lot 3, there is nothing detrimental, injurious, nor does it diminish or impair.

The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.

Attachment 3

**PRELIMINARY PLAT OF
SOUTH CREEK CROSSING
ALL THAT PART OF THE SOUTHWEST QUARTER SECTION 36, TOWNSHIP 29 NORTH, RANGE 22 WEST
AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 22 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI**



NOTES

Source of Title: Deed Book 2013, Page 046595-13
 Total Area: 351,837± Sq. Ft. or 8.077± Ac.
 Total Number of Lots: 3

Smallest Lot: Lot 1 - 83,432± Sq. Ft. or 1.915± Ac.
 Largest Lot: Lot 3 - 171,980± Sq. Ft. or 3.948± Ac.

Current Zoning: GR-General Retail, R-MD, Residential Medium Density and Residential Medium Density with a Conditional Overlay (COD-91)

Proposed Use: Bulk Requirements:
 GR-General Retail: 25 feet along a street classified as collector or higher
 R-MD, Medium Density Multifamily Residential District: 15 feet along a street classified as local
 R-SF district: none

Side Yard Setback: none
 Rear Yard Setback: none, except that all structures shall remain below a 30' bulk plane as measured from the boundary of any R-SF or R-TH district
 Max. Structure Height: 35 feet plus one foot for each additional 2 feet of setback provided on each side of the structure up to 75 feet. No portion of the multifamily dwelling shall be higher than allowed by a 45' bulk plane as measured from the boundary of any R-SF district

Conditional Overlay-91: Maximum density of this area is no more than eleven dwelling units per acre.

There shall be no trees planted in the buffer along the North Property line lying within existing gas easements and only shrubs will be allowed.

No additional access is permitted to Campbell Avenue.

No access is permitted to Sunset Street per City Ordinance #24398.

Preliminary Plat Submittal Date: February 29, 2015

Refer to 2015PW002WE for constructed storm drainage improvements

No grade changes will be allowed in any of the transmission line easements without prior approval of City Utilities of Springfield.

TRAVERSE TABLE

Point No.	Grid Bearings	Grid Distances (ft.)	Grid Northing (sf)	Grid Easting (sf)
1	S 88-54-25 E	603.02'	486705.294	1408692.336
2	S 88-36-05 E	403.50'	486693.792	1409295.253
3	N 02-01-04 E	159.77'	486683.942	1409698.631
4	S 88-36-10 E	226.30'	486843.618	1409704.257
5	CB S 04-27-06 E	CH 75.89'	486838.100	1409930.485
6	S 45-39-54 W	124.78'	486762.445	1409936.375
7	S 22-27-29 E	39.88'	486675.242	1409847.124
8	S 45-36-56 W	297.92'	486638.392	1409862.356
9	CB S 68-12-20 W	CH 117.15'	486430.003	1409649.439
10	N 89-12-17 W	811.68'	486386.506	1409540.661
11	N 47-32-46 W	24.23'	486397.770	1408729.161
12	N 04-39-38 W	143.01'	486414.122	1408711.287
13	CB N 02-49-25 W	CH 148.81'	486556.66	1408699.667
1	CB N 02-49-25 W	CH 148.81'	486705.294	1408692.336

LEGEND

- Found 5/8" Iron Bar w/cap, "267D Wilson" (unless otherwise noted)
- Found Aluminum Monument w/cap, "COS RM LS 2297" Found Chiseled "X"
- Set 1/2" Rebar w/cap, "LC 366"
- Benchmark Ex. Boltard
- Ex. Bush
- Ex. Electric Box
- Ex. Fire Dept. Connection
- Ex. Fire Hydrant
- Ex. Gas Meter
- Ex. Gas Valve
- Ex. Grate Inlet
- Ex. Gas Vault
- Ex. Guy Wire
- Ex. Light Pole
- Ex. Mail Box
- Ex. Power Pole
- Ex. Roof Drain
- Ex. Sanitary Manhole
- Ex. Storm Manhole
- Ex. Sign
- Ex. Steel Post
- Ex. Telephone Riser
- Ex. Traffic Control Box
- Ex. Traffic Signal Box
- Ex. Water Meter
- Ex. Water Valve
- Prop. Sanitary Cleanout
- Prop. Sign
- Ex. Flood Hazard Line
- Ex. Sanitary Sewer Line
- Ex. Storm Sewer Line
- Ex. Undergound Electric
- Ex. Fiber Optic Line
- Ex. Water Line
- Ex. Overhead Power Line
- Ex. Gas Line
- Ex. Zone Boundary Line
- Ex. Contour
- Prop. Contour
- Prop. Water Line
- Prop. Undergound Electric Line
- Prop. Gas Line
- Prop. Sanitary Sewer Line
- Prop. Curb and Gutter
- Coniferous Tree
- Deciduous Tree
- Ex. Concrete
- Ex. Asphalt
- Ex. Gravel
- Prop. Drainage Easement
- Prop. Building
- (D) Deeded Distance
- (M) Measured Distance

MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER

Lot #	Based on Sanitary Sewer	Based on 2' above Base Flood Elev.
Lot 1	1269.94'	1276.10'
Lot 2	1271.30'	1276.10'
Lot 3	1277.04'	Varies 1277'-1280'

BENCHMARKS

BM#1- COS 046
 The Southwest Corner of Campbell Avenue and Sunset Street
 Elevation=1273.37'

BM #2- Top Nut of Fire Hydrant located approximately 20' West of NW Corner of subject property, along the East line of Campbell Avenue
 Elevation=1278.49'

DEED BOOK 2013, PAGE 046595-13 DESCRIPTION

THAT PORTION LYING SOUTH OF OLD TOWN ADDITION, AND SUNSET SECOND ADDITION, WEST OF JEFFERSON AVENUE, NORTH OF SUNSET STREET AND EAST OF CAMPBELL AVENUE, EXCEPT THAT PORTION DEED TO THE CITY OF SPRINGFIELD, LYING WEST OF SUNSET STREET, WEST OF JEFFERSON AVENUE, AND SOUTH OF DRAINAGE CHANNEL.

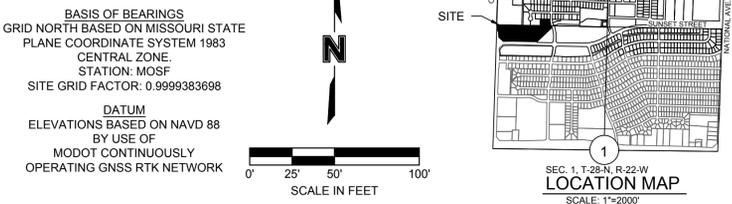
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL CORNER OF SECTION 1, TOWNSHIP-28-NORTH, RANGE-22-WEST, GREENE COUNTY, MISSOURI; THENCE SOUTH 89°58'38" EAST, A DISTANCE OF 2.10 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°43'50" EAST, ALONG THE SOUTH LINE OF OLD TOWN ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, A DISTANCE OF 602.80 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID OLD TOWN ADDITION AND THE SOUTHWEST CORNER OF LOT 18, OF SUNSET SECOND ADDITION; THENCE SOUTH 89°51'57" EAST, ALONG THE SOUTH LINE OF SAID SUNSET SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, A DISTANCE OF 403.66 FEET TO THE SOUTHEAST CORNER OF LOT 17, IN SAID SUNSET SECOND ADDITION; THENCE NORTH 00°35'54" EAST, ALONG THE EAST LINE OF SAID SUNSET SECOND ADDITION, A DISTANCE OF 160.27 FEET TO THE NORTHEAST CORNER OF LOT 16, IN SAID SUNSET SECOND ADDITION; THENCE SOUTH 89°55'27" EAST, ALONG THE SOUTH LINE OF SAID SUNSET SECOND ADDITION, A DISTANCE OF 225.84 FEET TO THE WEST RIGHT OF WAY LINE OF JEFFERSON AVENUE; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 75.67 FEET, A CENTRAL ANGLE OF 6°52'54", A CHORD BEARING OF SOUTH 06°17'51" EAST, A DISTANCE OF 75.62 FEET; THENCE SOUTH 44°21'07" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE, A DISTANCE OF 125.11 FEET; THENCE SOUTH 23°53'08" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE, A DISTANCE OF 141.60 FEET; THENCE NORTH 67°48'07" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE, A DISTANCE OF 1.48 FEET; THENCE SOUTH 44°15'54" WEST, A DISTANCE OF 261.62 FEET FOR A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 247.50 FEET, AN ARC LENGTH OF 121.04 FEET, A CENTRAL ANGLE OF 28°01'13", A CHORD BEARING OF SOUTH 58°18'45" WEST, A DISTANCE OF 119.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SUNSET STREET; THENCE NORTH 89°55'28" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET STREET, A DISTANCE OF 570.21 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1055.00 FEET, AN ARC LENGTH OF 30.96 FEET, A CENTRAL ANGLE OF 1°40'54", A CHORD BEARING OF SOUTH 89°14'05" WEST, A DISTANCE OF 30.96 FEET FOR A POINT OF TANGENCY; THENCE SOUTH 88°23'38" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET STREET, A DISTANCE OF 192.32 FEET; THENCE NORTH 48°43'42" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET STREET AND THE EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE, A DISTANCE OF 146.55 FEET; THENCE NORTH 05°50'34" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID CAMPBELL AVENUE, A DISTANCE OF 143.02 FEET TO A POINT FOR A NON TANGENT CURVE; THENCE NORTHERLY ALONG SAID NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.93 FEET, AN ARC LENGTH OF 148.50 FEET, A CENTRAL ANGLE OF 3°02'00"; A CHORD BEARING OF NORTH 04°10'24" WEST, A DISTANCE OF 148.48 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN OR USED FOR ROADS.

According to F.E.M.A. Flood Insurance Rate Map Community Panel Number: 29077C 0341E Effective Date: December 17, 2010, portions of this property are in Flood Zone AE, area determined to be inside the 1.0% annual chance floodplain.

OWNER
 SOUTH CREEK CROSSING, LLC
 3337 E. RIDGEVIEW STREET
 SPRINGFIELD, MO 65804

DEVELOPER
 TILLMAN REDEVELOPMENT, LLC
 P.O. BOX 550
 STRAFFORD, MO 65757

PREPARED BY
 OLSSON ASSOCIATES
 550 ST. LOUIS STREET
 SPRINGFIELD, MO 65806



PRELIMINARY PLAT OF SOUTH CREEK CROSSING

DATE	REVISION	BY
02.26.16	Original Preparation	DRC

drawn by: DRC
 surveyed by: DD
 checked by: RGN
 approved by: RGN
 project no.: 15-2606
 file name: V_PPLT_52606

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