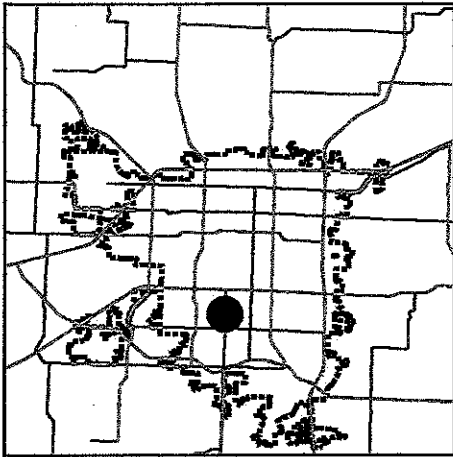


Zoning & Subdivision Report

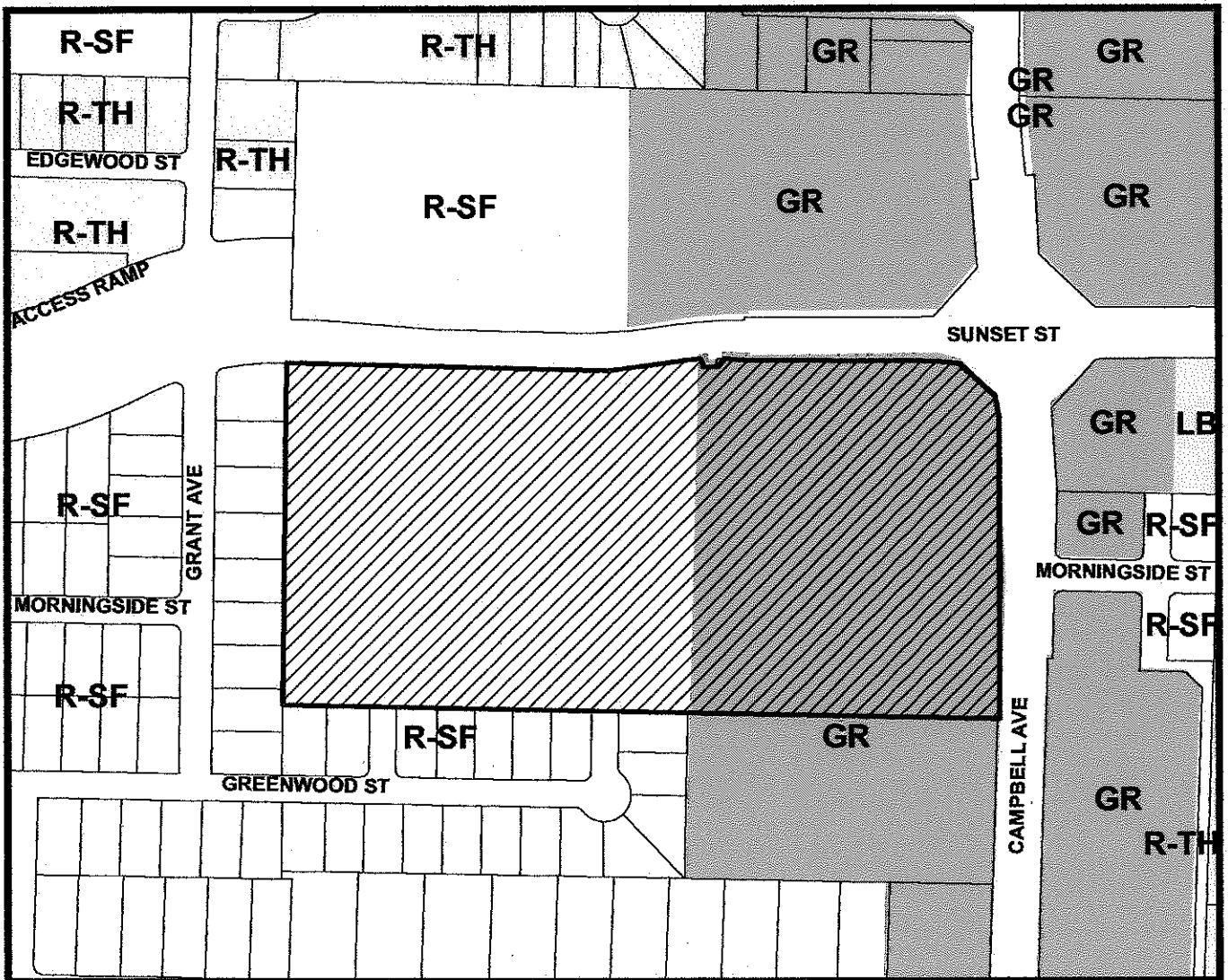
Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Preliminary Plat - Maples Healthcare

Location: 2600-2700 block w/s S. Campbell Avenue



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

PRELIMINARY PLAT – MAPLES HEALTHCARE

DATE: October 28, 2009

PURPOSE: To approve a preliminary plat to subdivide approximately 19.4 acres into a two (2) lot subdivision, including a request for a subdivision variances: to allow the extension of Market Avenue to meet residential local street standards instead of commercial local street standards.

BACKGROUND:

LOCATION: 2600-2700 blocks w/s South Campbell Avenue

APPLICANT: OM & TAT, LLC

TRACT SIZE: 19.4 Acres

EXISTING USE: Existing commercial use and undeveloped land

PROPOSED USE: Office and General Retail uses

RECOMMENDATION:

The request be **approved**, provided that Planning and Zoning Commission finds that the standards for subdivision variance approval have been met and, if approved, the conditions listed below shall govern and control the subdivision of the land shown on Exhibit A. If Planning and Zoning Commission finds that the standards for subdivision variance approval have **not** been met, the plat needs to be revised to show the Market Avenue extension as a commercial local street in accordance with the Subdivision Regulations.

FINDINGS:

1. If the subdivision variance is approved, the applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.
2. If the subdivision variance is not approved, the applicant's proposal is not consistent with the City's Subdivision Regulations.

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. Sanitary sewers shall be extended to all building sites.
 - b. Sidewalk shall be constructed, in accordance with the requirements of the Subdivision Regulations, along one side of the Market Avenue extension and along Campbell Avenue frontage. The existing sidewalk appears to have portions outside of right-of-way. Additional right-of-way is required to include this sidewalk, and has not been shown on the preliminary plat.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. A total of thirty (35) feet of right-of-way shall be dedicated for Sunset Street, as measured from the centerline. A ten (10) foot right-of-way triangle shall be dedicated at the intersection of Market & Sunset.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. 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.
5. 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 Code.
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.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

MAPLESHEALTHCARE.DOCX

ATTACHMENT A
BACKGROUND REPORT
PRELIMINARY PLAT – MAPLES HEALTHCARE

APPLICANT'S PROPOSAL:

The applicant proposes to subdivide approximately 19.4 acres into a two (2) lot subdivision. The application includes a request for a subdivision variance to allow the extension of Market Avenue to meet residential local street standards instead of commercial local street standards.

SANITARY SEWER COMMENTS:

Sewer currently exists for lot 1. Public sewer will have to be extended to each proposed lot. Submit public improvement plans to Public Works Engineering.

CITY UTILITY COMMENTS:

1. The existing water main along the west side of Campbell may need additional easements dedicated as it appears to be out of the previously dedicated easement(s) in some places. We will work with the surveyor at the final plat stage to clarify what will be required.
2. Water and gas can be extended on Main Ave. to serve lots 2 through 9. A 5 or 10 ft. wide easement should be shown on the front of lots 2 through 9. The exact width will be determined by how service is extended to these lots. These can be shown at the final plat stage. A 5 foot wide side lot line easement may be added somewhere along the lots on the west side of Main Ave. for street lights if these lots are served by the existing overhead line on the west side of the property.
3. The gas and water mains that are stubbed to the property on Main were previously installed but never paid for. Payment for this section of main(s) will be required before they can be extended. About 140 foot of main is involved with a unit price of \$32 per ft. for water and \$4 per ft for gas.
4. A 5 or 10 foot wide electric easement may be required along the south line of lot 1 and on lot 2. This is for the underground 3-phase service to lot 2. We will work with the surveyor to show this easement on the final plat.

FIRE DEPARTMENT COMMENTS:

No comments.

STAFF COMMENTS:

1. If the Planning and Zoning Commission approves the applicant's request for a subdivision variance, the proposed preliminary plat, with the conditions listed, meets the requirements of the *Subdivision Regulations*. Staff supports the proposed subdivision variance which will provide a narrower and more circuitous street to deter cut through traffic in the adjacent

residential neighborhood.

2. If the Planning and Zoning Commission does not approve a subdivision variance, the applicant's proposal does not meet the requirements of the *Subdivision Regulations*.
3. Section 403(2) of the City's *Subdivision Regulations* require the arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining area. Staff has consistently prioritized the extension of streets to neighboring properties whether it be between residential and/or commercial.
4. Section 403(6) of the City's *Subdivision Regulations* requires dead-end streets or cul-de-sacs to be no longer than 800 feet and shall provide an adequate turnaround for fire and traffic. Staff believes that leaving Market and Main Avenues as stub streets will go against the intended policies that provide connectivity and life safety access to these properties.

ATTACHMENT B
STREET SYSTEM REPORT
PRELIMINARY PLAT – MAPLES HEALTHCARE

TRAFFIC ENGINEER:

1. Sunset Street is classified as a secondary arterial, which requires 35 feet of right-of-way measured from centerline. The existing sidewalk appears to have portions outside of right-of-way. Additional right-of-way is required to include this sidewalk and has been shown on the preliminary plat.
2. Subdivision ordinance would require that either Market Avenue or Main Avenue be extended across property to Sunset Street and access be taken from the new street. The extension of Market Avenue as shown is acceptable. Final plat needs to include the note that no access will be granted to Main Avenue.
3. The subdivision variance, requesting that the extension of Market Avenue meet residential local street standards instead of commercial local street standards, is acceptable to Traffic Engineering.
4. Any public or private access to Sunset Street west of the Market Avenue extension will require Sunset to be widened to match the roadway width at the west property line, approximately 59 feet in width. The final plat needs to include a note stating this.
5. Sidewalk will be required along one side of the Market Avenue extension and along Campbell Avenue frontage.

ATTACHMENT C
DRAINAGE REPORT
PRELIMINARY PLAT – MAPLES HEALTHCARE

STORMWATER COMMENTS:

1. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
2. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and in currently in good condition can be credited as existing impervious surface.
3. Due to the configuration of Lot 2, the western-most lot, detention and water quality requirements may be delayed until time of lot development in order to better fit these facilities into the ultimate site layout.
4. Concentrated points of discharge from these improvements will be required to drain into a natural channel, public right-of-way, or a drainage easement.
5. Any redevelopment is required to meet the current requirements of the Stormwater Design Criteria Manual at time of development.
6. Any future lot split of Lot 1, the Tracker lot, will require the dedication of common area for the detention and water quality basin.
7. Provide a sediment and erosion control plan at time of development.
8. Provide a MDNR and/or City Land Disturbance Permit at time of development, if disturbing one acre or more or in a protected watershed.

ATTACHMENT D
APPROVAL CRITERIA
PRELIMINARY PLAT – MAPLES HEALTHCARE

The applicant is requesting a subdivision variance to allow the extension of Market Avenue to meet residential local street standards instead of commercial local street standards.

Section 106 of the Subdivision Regulations state 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:

The residential subdivision to the south is a long established quiet area that has enjoyed backing up to an undeveloped parcel of land with fairly mature trees that buffers them from the traffic along Sunset Street. Although neither the owner/developer nor the neighbors desire the street connection it is understood that this is a requirement of Planning and Development. Staff requires that if the Market stub is extended it must line up with the driveway on the north side of Sunset Street. To maximize the land remnant between Market and the existing commercial area that fronts Campbell Avenue we have proposed a curved street alignment that utilizes residential centerline radius standards (in lieu of non-residential standards). The minimum centerline radius for residential is 175' and the minimum for commercial is 300'.

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

APPLICANT'S RESPONSE:

The owner/developer and neighboring property owners would prefer that the office/commercial area not have a direct connection to the residential area. The neighboring residents are used to living on a no-outlet street with little to no traffic flow. They do not want traffic from the office/commercial subdivision cutting through their neighborhood as a means of ingress and egress. However, it is understood that a street connection is a requirement of Planning and Development. In an effort to provide traffic calming and reduce cut-through traffic we are proposing tighter residential centerline radius curves and narrower width (in lieu of the larger non-residential standards). The width for residential is 27' and the width for commercial is 37'.

- (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.

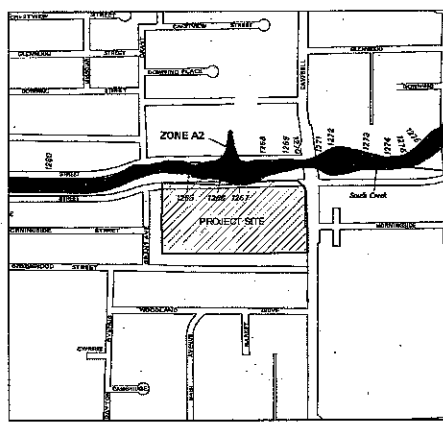
APPLICANT'S RESPONSE:

The tighter centerline curve radii and narrower width will reduce traffic volume and speed which improve public safety for both the development as well as the adjacent existing residential area.

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

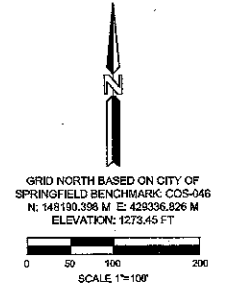
PRELIMINARY PLAT MAPLES HEALTH CARE

A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI



LOCATION OF FLOOD ZONE A2 (SPECIAL FLOOD HAZARD AREA)

LOCATION MAP NOT TO SCALE



- LEGEND**
- CHAINLINK FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - BURIED ELECTRIC LINE
 - BURIED GAS LINE
 - STORM SEWER LINE
 - SAN. SEWER LINE
 - BURIED WATER LINE
 - ELECTRIC BOX
 - GUY WIRE
 - ⊙ POWER POLE
 - ⊙ 8" STEEL LIGHT POLE w/ 18" DIA. CONCRETE BASE
 - ⊙ PHONE PEDESTAL
 - ⊙ SAN. SEWER MANHOLE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ SET 5/8" IRON PIN, CAPPED "SCE LC290"
 - ⊙ EXISTING IRON PIN
 - ⊙ RIGHT-OF-WAY MARKER
 - ⊙ "X" CUT IN CONC.
 - ⊙ BENCHMARK
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE

LINE	BEARING	DISTANCE
L1	S11°10'47"E	40.77'
L2	N00°04'14"E	29.68'
L3	S88°22'14"E	258.85'
L4	S85°40'42"E	250.06'
L5	N89°48'47"E	57.68'
L6	N85°32'07"E	49.02'
L7	N84°30'33"E	141.41'
L8	S05°04'59"E	14.89'
L9	N85°53'02"E	28.07'
L10	N03°24'29"W	14.97'
L11	S79°33'30"E	45.74'
L12	N03°12'18"E	47.51'
L13	N03°12'18"E	21.00'
L14	N39°24'31"W	26.19'
L15	N03°12'18"E	29.44'
L16	N34°05'29"E	28.20'
L17	N84°30'33"E	58.24'

DEVELOPMENT DATA

TOTAL ACREAGE = 845,108 sq. ft. (19.40 AC)
 TOTAL LOTS = 2
 SMALLEST LOT = 1 LOT 1 - 372,739 sq. ft. (8.56 AC)
 CURRENT ZONING = GR & R-SF
 PROPOSED ZONING = GR & C-1
 SEWER = CITY OF SPRINGFIELD
 WATER = CITY UTILITIES
 GAS = CITY UTILITIES
 ELECTRIC = CITY UTILITIES
 SOURCE OF TITLE = BOOK 2003 PAGE 85531-03
 BOOK 2003 PAGE 85532-03

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	175.00'	110.68'	36°11'51"	108.85'	N19°24'02"E
C2	175.00'	104.81'	34°18'51"	103.25'	N20°21'44"E
C3	150.00'	94.87'	36°14'15"	93.30'	N19°24'02"E
C4	200.00'	119.78'	34°18'51"	118.00'	N20°21'44"E
C5	200.00'	126.49'	36°14'15"	124.40'	N19°24'02"E
C6	150.00'	89.83'	34°18'51"	88.50'	N20°21'44"E

GENERAL NOTES

CURRENT ZONING = GR (GENERAL RETAIL) & R-SF (RESIDENTIAL SINGLE FAMILY)

PROPERTY IS SUBJECT TO BUILDING SETBACK, HEIGHT AND BULK RESTRICTIONS PER CURRENT CITY OF SPRINGFIELD ZONING & SUBDIVISION REGULATIONS.

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL No. 2901480008 B, EFFECTIVE OCTOBER 16, 1991 SHOWS THAT A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A2" (AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED).

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SIDEWALKS SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF MAIN AVENUE AND THE WEST SIDE OF CAMPBELL AVENUE.

PERMANENT MONUMENTS ARE 5/8" IRON PINS WITH AN ALUMINUM CAP MARKED "SCE LC290"

LOT CORNER PINS ARE 5/8" IRON PINS WITH YELLOW PLASTIC CAPS MARKED "SCE LC290"

VERTICAL AND HORIZONTAL DATUM ARE FROM CITY OF SPRINGFIELD BENCHMARK COS-046

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OR HER OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE EAST ONE-HALF (1/2) OF LOT 2 OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S00°31'17"W, 559.36 FEET; THENCE N89°28'43"W, 63.64 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CAMPBELL AVENUE FOR A POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S11°10'47"E, 40.77 FEET; 2) ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2820.00, A CENTRAL ANGLE OF 9°18'04", AN ARC LENGTH OF 308.49, AND A CHORD BEARING OF S01°22'40"E; 3) S01°45'23"W, 249.59 FEET TO THE NORTHEAST CORNER OF LOT 2 IN GREENWOOD HILLS; THENCE N89°47'15"W, ALONG THE NORTH LINE OF SAID LOT 2, 578.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THE SAME BEING THE NORTHEAST CORNER OF LOT 12 IN GREENWOOD HILLS 1ST ADDITION; THENCE N88°45'14"W, ALONG THE NORTH LINE OF SAID GREENWOOD HILLS 1ST ADDITION, 750.90 FEET TO THE NORTHWEST CORNER OF LOT 19 IN SAID GREENWOOD HILLS 1ST ADDITION, SAID POINT BEING ON THE EAST LINE OF LOT 42 IN MARDEANA HILLS SOUTH; THENCE N00°04'14"E, ALONG THE EAST LINE OF SAID LOT 42, 28.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 42, THE SAME BEING THE SOUTHEAST CORNER OF LOT 3 IN MARDEANA HILLS SOUTH 1ST ADDITION; THENCE N00°44'28"E, ALONG THE EAST LINE OF SAID MARDEANA HILLS SOUTH 1ST ADDITION, 239.63 FEET TO THE NORTHEAST CORNER OF LOT 1, THE SAME BEING THE SOUTHEAST CORNER OF LOT 24 IN MARDEANA HILLS SOUTH 3RD ADDITION; THENCE N01°25'44"E, ALONG THE EAST LINE OF SAID MARDEANA HILLS SOUTH 3RD ADDITION, 363.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUNSET STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: 1) S88°22'14"E, 258.85 FEET; 2) S85°48'42"E, 250.06 FEET; 3) N89°48'47"E, 57.68 FEET; 4) N85°32'07"E, 49.02 FEET; 5) N84°30'33"E, 141.41 FEET; 6) S05°04'59"E, 14.89 FEET; 7) N85°53'02"E, 28.07 FEET; 8) N03°24'29"W, 14.97 FEET; 9) S79°33'30"E, 45.74 FEET; 10) N03°12'18"E, 47.51 FEET; 11) S03°12'18"E, 21.00 FEET; 12) N39°24'31"W, 26.19 FEET; 13) N03°12'18"E, 29.44 FEET; 14) N34°05'29"E, 28.20 FEET; 15) N84°30'33"E, 58.24 FEET TO THE POINT OF BEGINNING. CONTAINING 19.40 ACRES AND BEING SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OWNER/DEVELOPER
 OWNER: OM & TAT, LLC
 2023 S. GLENSTONE AVE., SPRINGFIELD MO 65804
 DEVELOPER: CORNERSTONE HEALTH CARE, INC.
 222 S. FIRST STREET, ROGERS, AR 72756

CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION
 APPROVED THE _____ DAY OF _____, 2009, BY THE PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI.

RALPH ROGNSTAD, JR.
 DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFICATE OF APPROVAL - CITY COUNCIL
 I, BRENDA M. CIRTIN, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE MAPLES HEALTH CARE WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF SPRINGFIELD, AND APPROVED BY SPECIAL ORDINANCE No. _____ ON THE _____ DAY OF _____, 2009.

BRENDA M. CIRTIN, CITY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION
 OM & TAT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESIGNATED HEREON, HEREBY DEDICATE, GRANT AND CONVEY THE OPEN SPACE LAND, COMMON AREA OR COMMON FACILITIES SHOWN HEREON TO APPROPRIATE PUBLIC AGENCY OR COOPERATIVE ASSOCIATION. FURTHER, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED TO _____ FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

OM & TAT, LLC _____ DATE _____

ACKNOWLEDGMENT OF LIMITED LIABILITY COMPANY
 STATE OF MISSOURI }
 COUNTY OF GREENE } SS
 ON THIS _____ DAY OF _____, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS A _____ OF OM & TAT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____ AND SAID _____ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN _____, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE
 THAT I, JERRY L. DAY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY SCOTT CONSULTING ENGINEERS DATED 8/3/2009 AND SIGNED BY JERRY L. DAY, PLS 874 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JERRY L. DAY, PLS 874 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY, AND SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

JERRY L. DAY, PLS 874

DATE _____

NO.	DATE	REVISION DESCRIPTION	BY
3	10/22/09	REVISE STREET AND LOT LAYOUT	CDA
2	9/29/09	REVISE LOT LAYOUT	CDA
1	9/22/09	REVISIONS PER ARC COMMENT LETTER	CDA

STATE OF MISSOURI
 PROFESSIONAL ENGINEERING CORPORATION
 CERTIFICATE OF AUTHORITY # 001273
 PROFESSIONAL LAND SURVEYING CORPORATION
 CERTIFICATE OF AUTHORITY # 000290
 PROFESSIONAL LANDSCAPE ARCHITECT CORPORATION
 CERTIFICATE OF AUTHORITY # 000033

SECTION
 2
 TOWNSHIP
 28N
 RANGE
 22W

SCOTT CONSULTING ENGINEERS, P.C.
 550 ST. LOUIS STREET, SPRINGFIELD, MISSOURI 65806
 PHONE (417) 866-5544 FAX (417) 866-3035
 www.scotting.com EMAIL: scot@scotting.com

DESIGNED _____ DATE 9/1/09
 DRAWN CDA DWG. NAME PPLT9022
 CHECKED JLD

SCALES:
 HORIZ AS NOTED
 VERT _____

REGIONAL CARE OF SPRINGFIELD, LLC
 222 S. FIRST STREET
 ROGERS, ARKANSAS 72756-4504

SUNSET STREET & CAMPBELL AVE.
 SPRINGFIELD, MISSOURI

MAPLES HEALTH CARE SUBDIVISION
 PRELIMINARY PLAT
 SPRINGFIELD, GREENE COUNTY, MISSOURI

SHEET 1 OF 1
 PROJ. NO. 109022.02
 FILE NO. PPLT9022

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