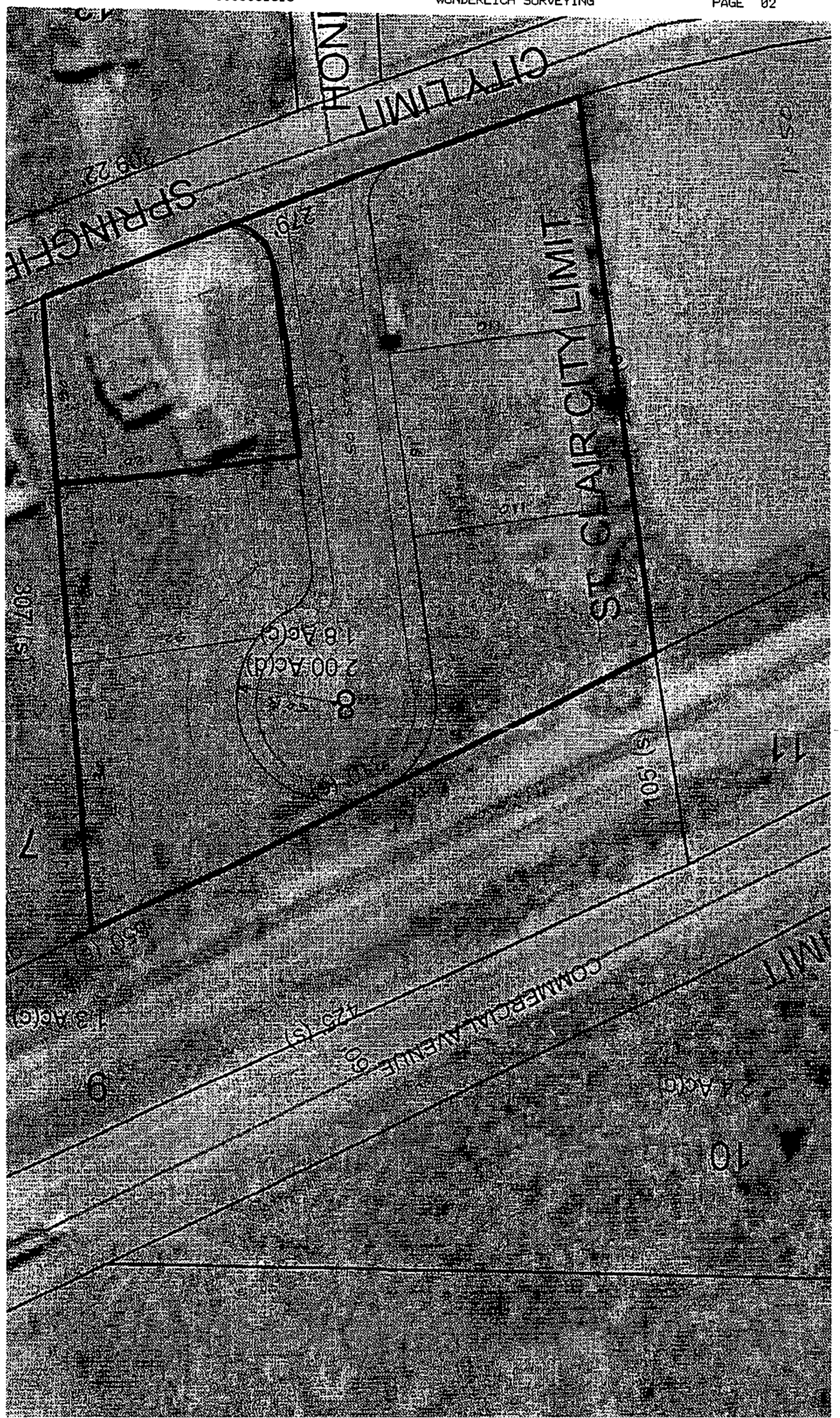
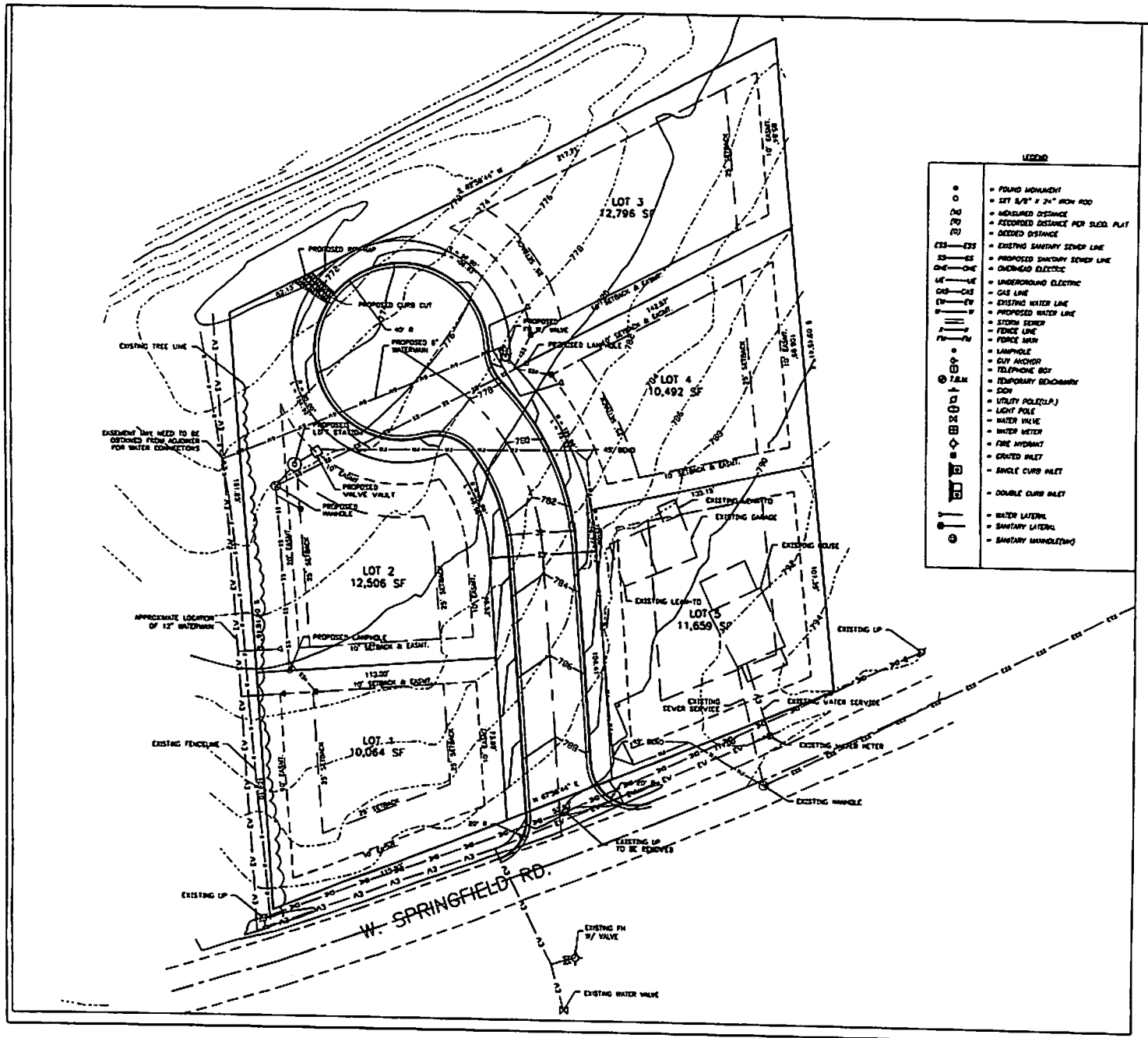

CITY LIMIT
SPRANGH
ST CLAIR CITY LIMIT
8
2.00 Ac(d)
1.8 Ac(c)
307 (S)
7
9
13 Ac(c)
COMMERCIAL AVENUE
425 (S)
10
11
405 (S)
LIMIT

SPRINGFIELD ESTATES



LEGEND

- FOUND MONUMENT
- SET 5/8" x 24" IRON ROD
- MEASURED DISTANCE
- RECORDED DISTANCE PER SUBD. PLAT
- DEEDED DISTANCE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- STORM SEWER
- FENCE LINE
- FENCE MAIN
- LAMPHOLE
- GUY ANCHOR
- TELEPHONE BOX
- TEMPORARY BENCHMARK
- DCN
- UTILITY POLE(U.P.)
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GRATED INLET
- SINGLE CURB INLET
- DOUBLE CURB INLET
- WATER LATERAL
- SANITARY LATERAL
- SANITARY MANHOLE(SMH)

GRAPHIC SCALE

General Notes

1. Owner/Developer: Awesome Properties LLC
   c/o Scott Mickelsen
   652 South Outer Road West
   St. Clair, MO 63077
2. Surveyor/Engineer: Wunderlich Surveying & Engineering, Inc.
   20 South Church St.
   Union, MO 63084
3. Total acreage in property is 1.71 acres.
4. Property is Zoned R-1B

   Setbacks: Front 25
   Side 10
   Rear 25
5. Water service shall be provided by City of St. Clair
6. Sewer service shall be provided by City of St. Clair
7. All lots are for Residential purposes.
8. Drainage easements will be provided along major drainage ditches.
9. No subsurface exploration was undertaken.

CONSTRUCTION NOTES:

1.) UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/CONFLICT OF ANY PROPOSED GROUND, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.)
2.) ALL ELEVATIONS ARE BASED USGS MONUMENT.
3.) ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
4.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
5.) ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
6.) ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ST. CLAIR, MISSOURI. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL CONTROL.
7.) SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MONITORED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
8.) ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY FRANKLIN COUNTY.
9.) SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL(3:1) IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
10.) THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
11.) CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON A NON-SURFACED AREA IS PROHIBITED.
12.) ALL TRENCH EXCAVATIONS UNDER PAVED AREAS SHALL BE FULL DEPTH GRANULAR BACKFILL. CONTRACTOR TO CONTACT THE CITY OF ST. CLAIR FOR THE APPROPRIATE TYPE AND AMOUNT OF ASPHALTIC SURFACE.

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

SPRINGFIELD ESTATES
Preliminary Plat

LOCATED IN PT. OF NW ¼ OF THE SE ¼ OF SEC. 35, T42N, R1W OF THE 5th P.M., IN THE CITY OF ST. CLAIR, MISSOURI

WUNDERLICH
SURVEYING & ENGINEERING INC.
20 SOUTH CHURCH STREET UNION, MO 63084 (636) 583-5600

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