

RESOLUTION 2016-111

A RESOLUTION OF THE CITY COUNCIL OF NIXA, MISSOURI, APPROVING THE PRELIMINARY PLAT FOR THE IRISH HILLS SUBDIVISION

WHEREAS, the City Council of Nixa, Missouri, met November 21, 2016, to review the Irish Hills Preliminary Plat, and finds the application in conformance with the following review criteria:

- 1.) Compliance with the provisions of City of Nixa Code of Ordinances.
- 2.) Compliance with the provisions of Chapter 25 of the Code of Ordinances.
- 3.) Compliance with the applications procedures for submittal of a preliminary plat and rezoning request.
- 4.)
 - a. The preliminary plat will not endanger the value of adjoining property or abutting property
 - b. The preliminary plat is generally in harmony with the area in which it is located.
 - c. The preliminary plat is in conformity with the comprehensive plan, thoroughfare plan, and other plans officially adopted by the City Council.

NOW, THEREFORE, be it resolved that the City Council of Nixa, Missouri, hereby finds that the proposed Preliminary Plat meets the adopted review criteria, and recommends approval, subject to the following conditions of approval.

1. As shown on the preliminary plat and required in the Annexation Agreement, the applicant must provide 40 feet of R.O.W. from the center of North Rd. and will be responsible for complying with the Traffic Impact Study as prepared by CJW in compliance with the Collector Street Policy. The improvements will include widening North Rd. to Secondary Arterial status, with the installation of a center turn lane extending 100' either side of the intersection.
2. The proposed plat reflects one lot for a pool and one lot for a detention basin shown as common open space lots. The applicant is proposing the creation of a Home Owners Association for maintenance and upkeep of the open space areas. The HOA document must provide for maintenance and upkeep of the common areas as provided by Nixa City Code. Prior to recordation of the document the City must sign off on the language provided to ensure that maintenance is provided in perpetuity by the residents of Cheyenne Valley.
3. A FEMA identified floodplain is located along the west property line. Base flood elevations will need to be identified for those lots adjacent to the floodplain area.
4. Due to the FEMA floodplain and the extreme topography that the valley provides, staff is in support of a subdivision exception for the lot depths of lots 11, 12, 25,34, 35, and 36.

As proposed the lots depth exceeds 2 ½ times the width. The extreme slope of the land along with the floodplain warrants the excessive depth of the lots to maintain a buildable area for a home.

5. No direct driveway access shall be provided on North Rd. All access to homes must be provided from the internal street system.
6. As provided in the engineer's report, the applicant wishes to construct the development in phases. As proposed the development meets the subdivision regulations requirement for two means of access to the development with the entrance to North Rd. and the connection to Summit Meadows. If phasing of the site does not provide both access's in the initial phase, an emergency access must be provided. An existing emergency access exists north of the development in The Springs subdivision. The construction of an emergency access to Irish Hills must line up with the existing access to The Springs; this will necessitate its location between Lots 5 and 6 on the proposed plat.
7. Reverse corner lots shall not be provided. In circumstances where a lot has roadway adjacent to two sides of the lot the home shall front the lesser traveled of the streets unless otherwise dictated to provide for continuity to the street layout. Direction for home placement shall be provided on the final plat as dictated by the City of Nixa in conformance with the subdivision regulations.
8. Sewer for this site shall be provided through the Northeast Regional Lift Station. Connection to the sewer system will necessitate that the applicant make payment to the City in accordance with adopted connection criteria established at the time of construction of the system.
9. The preliminary plat includes a combination of 30' wide and 27' wide streets. Streets constructed as 27' wide streets and shall only allow parking on one side of the street. To ensure that pedestrian site visibility is maintained, the no parking side of the street shall be coordinated with the side of the street that the sidewalks are required.
10. Street names and addressing of the phase will coordinated with Christian County E911. It shall be the applicant's responsibility to provide E911 with all proposed street names to gain approval for their use.
11. The engineer must submit with the construction plans for streets and drainage a planned route for construction equipment and traffic access to the property.
12. Storm water will be transported through concrete ditches or in underground pipes to non-buildable areas that meet the 100-year storm requirements and other requirements of the city's Technical Specs Manual.
13. A fee-in-lieu of detention is being proposed for a portion of the site. The submitted storm water drainage plan will need to provide the necessary study to provide compliance with the requirements for use of the fee-in-lieu of program. The information provided shall be

reviewed and approved by the Cities storm water engineer prior to acceptance of the request for fee-in-lieu of.

14. In accordance with the subdivision regulations, it will be the engineer's responsibility at the end of each phase and prior to signing of the final plat or release of security bonding, to provide the city with a stamped and sealed set of as-builts, as well as, a copy of the construction plans and final plat on disc.
15. Obtaining water and sewer service is the responsibility of the applicant. Any easements or dedication of land necessary to obtain connections meeting the City's adopted connection criteria are also the responsibility of the applicant.
16. Erosion control measures must be implemented during all phases of construction to avoid siltation build-up in drainage areas. This will include hay bale barriers, silt fences or other erosion control measures where needed. If initial erosion control measures are washed out or damaged, it will be the developer's responsibility to replace and improve these efforts. The developer will be responsible for cleaning debris from drainage channels if they become blocked or clogged.
17. All storm water produced by this development must be diverted to detention basins that are sized to handle the 100-year storm and must be constructed in accordance with city specifications.
18. Fire hydrants are required to be located every six hundred feet as well as at the end of all cul-de-sacs throughout the development.
19. Sidewalks are required to be constructed on the side of the street that the water line is placed. All sidewalk infrastructure must be in place along with all other public improvements prior to recordation of the final plat.
20. When recorded, the final plat must include a 15' utility easement along the rear of all perimeter lots. Also, a 10' utility easement will need to be located between lots as required for the placement of streetlights. The City's electric superintendent will inform the developer where the easements are to be placed prior to recording of the final plat.

This resolution shall be in force from and after the date of its passage.

Passed and approved this 21st day of November, 2016.

Mayor

ATTEST:

City Clerk

CITY OF NIXA
RESOLUTION OF THE PLANNING & ZONING COMMISSION
Recommending approval
of
Irish Hills Preliminary Plat

WHEREAS, the Planning and Zoning Commission met October 3, 2016 to review the Irish Hills Preliminary Plat, and finds the application in conformance with the following review criteria:

- 1.) Compliance with the provisions of City of Nixa Code of Ordinances.
- 2.) Compliance with the provisions of Chapter 25 of the Code of Ordinances.
- 3.) Compliance with the applications procedures for submittal of a preliminary plat.
- 4.)
 - a. The preliminary plat will not endanger the value of adjoining property or abutting property
 - b. The preliminary plat is generally in harmony with the area in which it is located.
 - c. The preliminary plat is in conformity with the comprehensive plan, thoroughfare plan, and other plans officially adopted by the City Council.

NOW, THEREFORE, be it resolved that the Planning and Zoning Commission hereby finds that the proposed Preliminary Plat meets the adopted review criteria, and recommends approval, subject to the following conditions of approval.

1. As shown on the preliminary plat and required in the Annexation Agreement, the applicant must provide 40 feet of R.O.W. from the center of North Rd. and will be responsible for complying with the Traffic Impact Study as prepared by CJW in compliance with the Collector Street Policy. The improvements will include widening North Rd. to Secondary Arterial status, with the installation of a center turn lane extending 100' either side of the intersection.
2. The proposed plat reflects one lot for a pool and one lot for a detention basin shown as common open space lots. The applicant is proposing the creation of a Home Owners Association for maintenance and upkeep of the open space areas. The HOA document must provide for maintenance and upkeep of the common areas as provided by Nixa City Code. Prior to recordation of the document the City must sign off on the language provided to ensure that maintenance is provided in perpetuity by the residents of Cheyenne Valley.
3. A FEMA identified floodplain is located along the west property line. Base flood elevations will need to be identified for those lots adjacent to the floodplain area.
4. Due to the FEMA floodplain and the extreme topography that the valley provides, staff is in support of a subdivision exception for the lot depths of lots 11, 12, 25,34, 35, and 36. As proposed the lots depth exceeds 2 ½ times the width. The extreme slope of the land along with the floodplain warrants the excessive depth of the lots to maintain a buildable area for a home.
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19. Sidewalks are required to be constructed on the side of the street that the water line is placed. All sidewalk infrastructure must be in place along with all other public improvements prior to recordation of the final plat.
20. When recorded, the final plat must include a 15' utility easement along the rear of all perimeter lots. Also, a 10' utility easement will need to be located between lots as required for the placement of streetlights. The City's electric superintendent will inform the developer where the easements are to be placed prior to recording of the final plat.

Passed, adopted and approved this 3 day of Oct., 2016, by a vote of 8 to 0.



Chairman, Planning & Zoning Commission

PLANNING AND ZONING COMMISSION COMMUNICATION

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**REQUESTED ACTION:** Preliminary Plat Irish Hills

**MEETING DATES:** P&Z Commission, October 3, 2016  
City Council: November 21, 2016

**PREPARED BY:** Travis Cossey, Planning & Development Director

**TYPE OF ITEM:** Resolution

**STAFF RECOMMENDATION:** Staff recommends the Planning and Zoning Commission forward a resolution of approval to the City Council with conditions of approval as presented in this report.

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BACKGROUND INFORMATION:

Mr. Christopher Moore, is requesting the approval of a preliminary plat for the creation of a residential subdivision known as Irish Hills. The applicant recently received approval from the P&Z Commission for the annexation and zoning of the property. The annexation request was processed with R1 (single family) zoning for the area under consideration. The proposed preliminary plat includes 110 total lots, with 108 proposed for new home construction. One lot is proposed as a detention facility with one additional lot reflecting a common area to contain a pool amenity.

APPLICANT CONTACT INFORMATION: Christopher Moore
James River Sports, Inc.
1957 W. MacKenzie's Way
Nixa MO, 65714

REQUESTED ACTION: Mr. Moore is requesting approval of a preliminary plat for the creation of 110 lots. The proposed subdivision will allow for the addition of 108 single-family homes in northeast Nixa.

TOPOGRAPHY: The property is a sloping piece of property containing a deep valley area to the west that is a FEMA identified floodplain. The subject property does not contain any sinkholes, the design of the subdivision provides for a mixture of home sites that work with the natural topography of the site.

SURROUNDING LAND USE:

- West:** Large tract homes in the county along the north 2/3 of the site. The southern 1/3 of the site is adjacent to 14 Park Place subdivision.
- South:** Summit Meadows Subdivision
- East:** Vacant land in the County.
- North:** The Springs subdivision.

SETBACK REQUIREMENT:

R1 (single-family)

Minimum Depth of Front Yard	25 feet
Minimum Depth of Either Side Yard	5 feet
Minimum Depth of Rear Yard	20 feet

UTILITY DELIVERY:

Water, Sewer and Electric service delivery must be provided in compliance with City Ordinance. Water shall be obtained from the City of Nixa providing a loop through the property. The City currently has a 10 inch water main provided along the north side of North St. Eight (8) inch water service is currently being installed south of the site in the Summit Meadows subdivision. This water service will be available prior to development of this property. Development of the property will necessitate the extension of an 8 inch water service making connection to the two service lines outlined above. This will provide a looping of the system to ensure water pressure and quality are maintained. Wastewater service shall also be provided by the City of Nixa. Sewer connections can be made to the existing City gravity sewer main system located along the west side of the property. This gravity system was provided by the City as part of the N.E. Regional collection system. Connection will necessitate that the developer reimburse the City for the capacity used in the N.E. Regional collection system. At the time of development of the Daisy Falls subdivision a gravity line was installed through that development making connection with the N.E. Regional lift station. This gravity line was installed by the developer of the subdivision with a developer's agreement provided by the City for reimbursement from future connections. If development of the southern portions of the site necessitates connection to that gravity system the developer will be responsible for reimbursement for capacity used in that gravity line. Electric service shall be obtained from the City of Nixa. Existing service is provide along North St. and is capable of servicing the needs of the proposed development. Adequate power is available to accommodate the needs of the 48.96 acre parcel.

TRANSPORTATION:

Access to the property will be provided by making connection to North St. along with a secondary access to the local street system being installed in Summit Meadows. North St. is classified as a Secondary Arterial necessitating the dedication of 40' of R.O.W. from the center line of the road. The R.O.W. dedication has been agreed to and is reflected on the Annexation Plat. Along with the dedication of R.O.W., development of the property will necessitate compliance with the City of Nixa's Collector St. Policy. The policy necessitates that a Traffic Impact Study to be conducted to evaluate existing conditions and recommend improvements to accommodate the proposed development of the site. CJW Transportation has provided the required Impact Study which has outlined the improvements to North St. that will be provided at the time of development. These improvements will include a widening of North St. at the proposed intersection (lining up with the entrance to The Springs) including the installation of left turn lanes to accommodate turn movements into and out of the two subdivisions. At the time of development of The Springs, the City collected monies for future improvements to North St. At the time of development the collected monies will be provided to the developer of the subject parcel.

ANALYSIS: Staff supports approval of the Preliminary Plat for Irish Hills subdivision based on the following information and conditions:

In performing the analysis for approval of this application staff utilized the following review criteria:

- The proposed subdivision will not endanger the public health and safety.
- The proposed subdivision will be in harmony with the area in which it is to be located.
- The proposed subdivision will generally conform with the land use plan, thoroughfare plan, subdivision regulations, and other plans officially adopted by the City Council.

Comprehensive Plan compliance: The proposed development has been found in conformance with the Nixa Comprehensive Plan. The Future Land Use map identifies this parcel for single-family development; and is supported by Goal #4, Objective #4.B Activity 4.B.ii; work to have land areas ready to support additional residential growth within the MSA, where that growth meets the needs and demands of the City's existing residents and new population growth. The application has also been found in conformance with the objective and activities found in Goal #1, Development and or redevelopment should make a positive contribution to the City of Nixa's quality of life.

Staff recommends the following conditions of approval:

1. As shown on the preliminary plat and required in the Annexation Agreement, the applicant must provide 40 feet of R.O.W. from the center of North Rd. and will be responsible for complying with the Traffic Impact Study as prepared by CJW in compliance with the Collector Street Policy. The improvements will include widening North Rd. to Secondary Arterial status, with the installation of a center turn lane extending 100' either side of the intersection.
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Passed, adopted and approved this ___ day of _____, 2016, by a vote of ___ to ___.

Chairman, Planning & Zoning Commission

PRELIMINARY PLAT IRISH HILLS ESTATES

BEING A PART OF THE NE1/4 AND PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI
OWNER / DEVELOPER: JAMES RIVER SPORTS, INC.

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 336 AT PAGE 8014

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) AND ALL OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND A PART OF THE NORTH AND HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) IN SECTION 18, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID NE1/4; THENCE N88°25'51"W, ALONG THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 1320.85 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE NW1/4 OF THE NE1/4; THENCE CONTINUING N88°25'51"W, ALONG THE NORTH LINE OF NW1/4 OF THE NE1/4, A DISTANCE OF 330.35 FEET TO AN EXISTING IRON PIN ON AT THE NORTHEAST CORNER OF THE WEST 3/4THS OF THE SAID NW1/4 OF THE NE1/4 FOR A POINT OF BEGINNING; THENCE S01°13'32"E (DEED), ALONG EAST LINE OF THE SAID WEST 3/4THS OF THE NW1/4 OF THE NE1/4, A DISTANCE OF 1320.07 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID WEST 3/4THS OF THE NW1/4 OF THE NE1/4; THENCE N88°17'14"W (N88°56'16"W DEED), ALONG SOUTH LINE OF THE NW1/4 OF THE NE1/4, A DISTANCE OF 330.04 FEET (329.99' DEED) TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4; THENCE S01°27'52"W (S01°11'21"E DEED), ALONG THE EAST LINE OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4, A DISTANCE OF 660.18 FEET (660.22' DEED) TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4; THENCE N88°16'04"W (N88°54'30"W DEED), ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4, A DISTANCE OF 659.92 FEET (660.03' DEED) TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4; THENCE N01°28'29"E (N00°11'20"W DEED), ALONG THE WEST LINE OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4, A DISTANCE OF 659.95 FEET (659.79' DEED) TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4; THENCE N88°21'14"W (S89°59'54"W DEED), ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF SAID NW.FRAC.1/4, A DISTANCE OF 396.42 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LOT 2, A DISTANCE OF 167.86 FEET (167.88' DEED) TO AN EXISTING IRON PIN; THENCE N02°30'08"W (N04°08'36"W DEED), ALONG SAID EAST LINE, A DISTANCE OF 185.91 FEET TO AN EXISTING IRON PIN ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 8228 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE N37°47'41"E (N36°08'46"E DEED), ALONG THE SOUTH LINE OF SAID TRACT OF LAND AND THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 10100 IN SAID CHRISTIAN COUNTY RECORDER'S OFFICE, A DISTANCE OF 286.89 FEET (286.86' DEED) TO AN EXISTING IRON PIN; THENCE N16°14'14"W (N14°35'16" DEED), ALONG SAID EASTERLY LINE, A DISTANCE OF 171.56 FEET (171.58' DEED) TO AN EXISTING IRON PIN; THENCE N42°33'26"E (N41°11'19" DEED), ALONG SAID EASTERLY LINE, A DISTANCE OF 468.64 FEET (465.72' DEED) TO AN EXISTING IRON PIN SET AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE NORTH LINE OF SAID NW1/4 OF THE NE1/4; THENCE S88°25'51"E (S89°55'17"E DEED), ALONG THE NORTH LINE OF SAID NW1/4 OF THE NE1/4, A DISTANCE OF 807.34 FEET (807.35' DEED) TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 48.960 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

NOTES:

- 5/8" IRON PINS CAPPED "LC 383" SET AT ALL LOT CORNERS (EXCEPT AS NOTED).
- A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C007C, WHICH BEARS AN EFFECTIVE DATE OF 12-17-10.
- SOURCE OF SURVEY: FINAL PLAT OF IRISH HILLS PHASE 1; FINAL PLAT OF THE SPRINGS; FINAL PLAT OF MAPLEWOOD HILLS; FINAL PLAT OF BLUEBIRD HILLS; FINAL PLAT OF 14 PARK PLACE PHASE 3 AND PHASE 4; SURVEYS BY GUNTER & ASSOCIATES, INC., DATED 06-11-01, 04-06-02, 05-02-01, AND 7-12-01; FINAL PLAT OF NORTH STREET EXTENSION; FINAL PLAT OF WAA CAA SUBDIVISION; FINAL PLAT OF CENTURY ELEMENTARY NIXA-R-II SCHOOL; SURVEY BY SOUTHWEST SURVEY DATED 11-13-13.
- LOTS 1-110 ARE ZONED AS R-1.
- R-1 BUILDING SETBACKS: FRONT 25', SIDEYARD 5', SIDEYARD WITH STREET FRONTAGE 12', REAR 20'.
- SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL INTERNAL STREETS.
- LOTS 1 AND 56 ARE COMMON AREA AND ARE TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS.
- THERE SHALL BE A 12 FEET WIDE UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES EXCEPT AS NOTED.
- STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, EXCEPT AS NOTED.
- LARGEST LOT: LOT 35 (115,273 SQ.FT.)
- SMALLEST LOT: LOT 49 (8,701 SQ.FT.)
- OWNER - DEVELOPER: JAMES RIVER SPORTS, INC.

CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	540.00'	316.98'	163.20'	312.45'	033°37'56"	N18°14'14"E
C2	1000.00'	300.61'	151.44'	299.48'	017°13'24"	N47°33'09"E
C3	1000.00'	161.83'	81.09'	161.65'	008°16'20"	N60°48'01"E
C4	710.00'	114.90'	57.58'	114.77'	009°16'20"	N60°48'01"E
C5	710.00'	261.60'	132.30'	260.12'	021°06'39"	N45°36'32"E
C6	250.00'	146.75'	75.56'	144.65'	033°37'56"	N18°14'14"E
C7	500.00'	193.20'	97.82'	192.00'	022°08'20"	N68°00'58"W
C8	250.00'	392.70'	250.00'	353.55'	090°00'00"	N11°09'51"E
C9	250.00'	237.41'	128.51'	228.59'	054°24'36"	S28°57'34"W
C10	150.00'	36.98'	18.58'	36.88'	014°07'28"	S40°53'52"E
C11	15.00'	13.62'	7.32'	13.16'	052°01'12"	S73°58'13"E
C12	15.00'	13.62'	7.32'	13.16'	052°01'12"	N21°57'00"W
C13	15.00'	20.07'	11.86'	18.61'	076°39'27"	S27°06'28"W
C14	15.00'	20.07'	11.86'	18.61'	076°39'27"	S76°14'05"E
C15	15.00'	13.62'	7.32'	13.16'	052°01'12"	N25°02'57"W
C16	15.00'	13.62'	7.32'	13.16'	052°01'12"	S77°04'09"E
C17	15.00'	13.62'	7.32'	13.16'	052°01'12"	N68°00'58"W
C18	15.00'	13.62'	7.32'	13.16'	052°01'12"	S51°04'31"E
C19	15.00'	20.07'	11.86'	18.61'	076°39'27"	S53°14'25"W

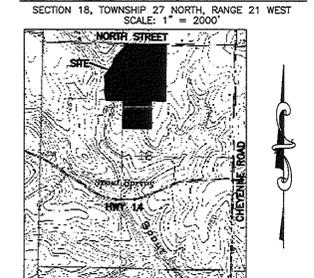
LOT AREA TABLE:

LOT NO.	AREA (SQ.FT.)										
1	10,198	20	11,074	39	10,848	58	9,378	76	10,722	94	9,508
2	9,600	21	13,107	40	13,107	59	12,597	77	12,774	95	9,864
3	9,600	22	15,109	41	9,873	60	9,634	78	22,397	96	9,599
4	9,600	23	12,332	42	12,652	61	15,000	79	18,846	97	9,553
5	9,600	24	21,086	43	19,337	62	19,882	80	14,303	98	9,557
6	9,600	25	82,321	44	46,425	63	14,933	81	11,637	99	10,175
7	9,600	26	26,603	45	20,855	64	9,928	82	10,385	100	10,931
8	9,600	27	11,483	46	13,000	65	10,077	83	9,618	101	10,055
9	9,600	28	10,822	47	11,069	66	17,989	84	9,601	102	10,055
10	12,377	29	10,747	48	8,705	67	13,481	85	9,601	103	9,714
11	38,992	30	13,144	49	8,701	68	12,211	86	10,318	104	9,829
12	73,022	31	11,671	50	8,738	69	14,146	87	10,602	105	10,372
13	21,042	32	14,686	51	9,787	70	14,260	88	9,864	106	10,562
14	19,113	33	18,236	52	10,331	71	12,848	89	9,864	107	9,742
15	11,883	34	66,861	53	11,885	72	12,355	90	9,771	108	9,882
16	12,592	35	115,273	54	16,228	73	20,275	91	9,339	109	9,882
17	15,905	36	90,593	55	17,122	74	27,388	92	9,275	110	10,399
18	12,099	37	14,364	56	14,096	75	18,390	93	9,348		
19	9,563	38	9,658	57	12,454						

LINE TABLE:

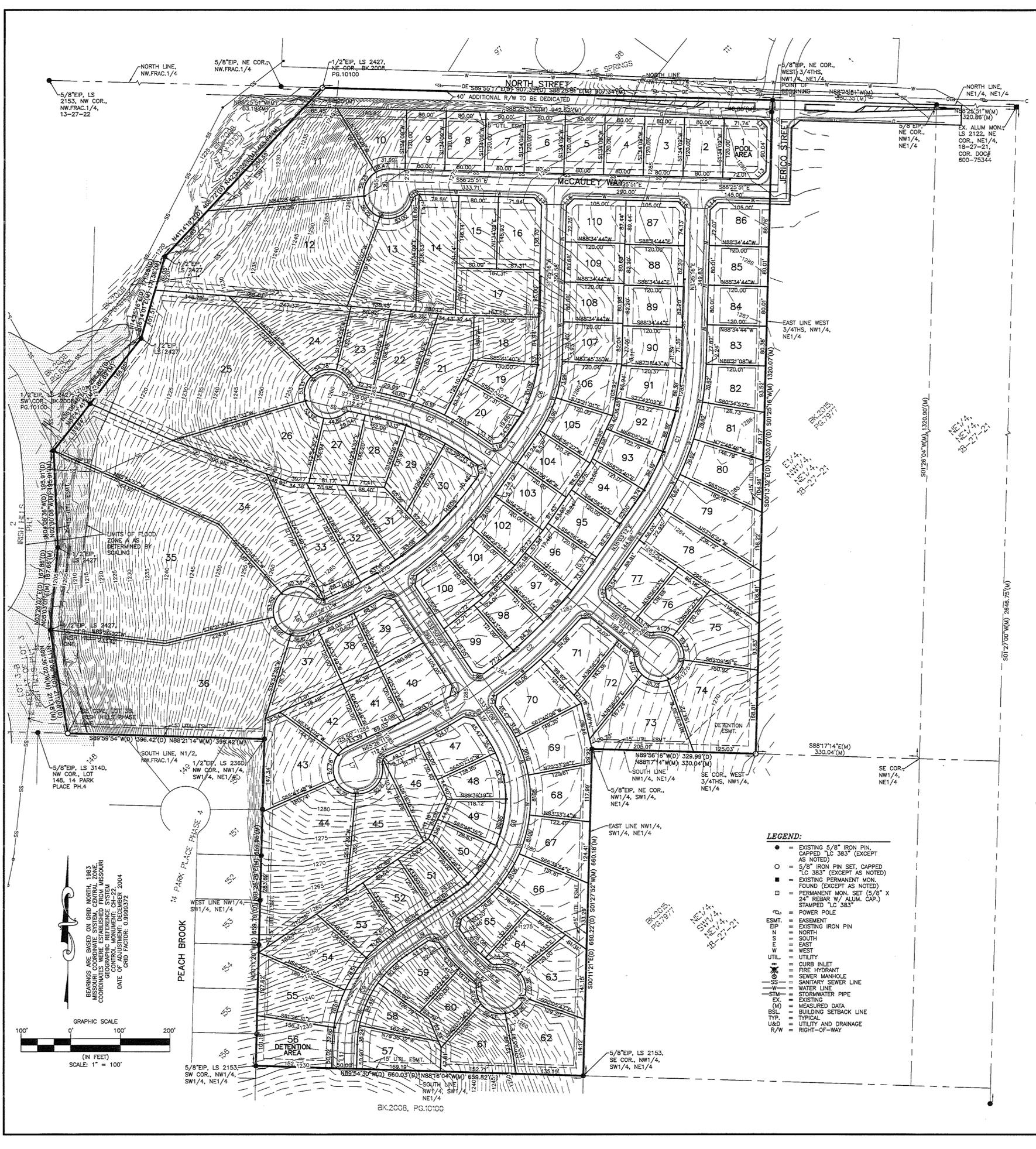
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L2	25.00'	N01°34'09"E	L12	21.19'	S43°30'17"E	L21	21.68'	N09°53'50"E
L3	94.54'	S35°03'12"W	L13	21.19'	N46°29'43"E	L22	20.86'	S12°07'09"W
L4	50.42'	S35°03'12"W	L14	21.19'	N46°29'43"E	L23	21.55'	S77°55'38"E
L5	73.32'	S54°56'48"E	L15	21.24'	N43°30'17"W	L24	21.55'	N10°15'21"E
L6	25.00'	N24°33'49"W	L16	21.19'	N46°29'43"E	L25	20.86'	N79°47'27"W
L7	25.00'	S24°33'49"E	L17	21.24'	S43°30'17"E	L26	21.55'	N84°50'57"E
L8	60.20'	S56°09'51"W	L18	21.21'	N80°03'12"E	L27	21.55'	N06°58'03"W
L9	92.79'	S56°09'51"W	L19	21.21'	N09°56'48"W	L28	21.21'	N78°50'09"W
L10	82.46'	N33°50'09"W	L20	21.68'	S77°34'08"E	L29	21.21'	N11°09'51"E
L11	50.01'	N01°45'16"E						

LOCATION MAP:

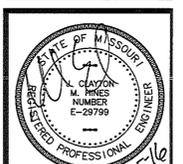


LEGEND:

- = EXISTING 5/8" IRON PIN, CAPPED "LC 383" (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET 15/16" X 24" REBAR W/ ALUM. CAP, STAMPED "LC 383"
- = POWER POLE
- = EASEMENT
- = EXISTING IRON PIN
- = NORTH
- = SOUTH
- = EAST
- = WEST
- = UTILITY
- = CURB INLET
- = FIRE HYDRANT
- = SEWER MANHOLE
- = SANITARY SEWER LINE
- = WATER LINE
- = STORMWATER PIPE
- = EXISTING
- = MEASURED DATA
- = BUILDING SETBACK LINE
- = TYPICAL
- = UTILITY AND DRAINAGE
- = RIGHT-OF-WAY

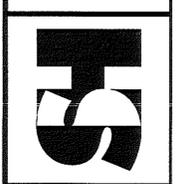


IRISH HILLS ESTATES
A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI
OWNERS/DEVELOPERS: JAMES RIVER SPORTS, INC.



SHAFFER & HINES, INC.
CERTIFICATE OF AUTHORITY
LICENSE NO. E-1665-D

SHAFFER & HINES
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS
DRE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4643 - Fax: (417) 725-5230
Email: c@shafferhines.com



PRELIMINARY PLAT

DESIGN BY: JCMH
DRAWN BY: BW
CHECKED BY: JCMH
DATE: 08-12-2016
SCALE: AS SHOWN

REVISIONS:

JOB NO. 150030

SHEET 1 OF 1