

INFRASTRUCTURE DEVELOPMENT AGREEMENT

THIS INFRASTRUCTURE DEVELOPER AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2020, by and between the City of Republic Missouri (“City”) and Turner Residential **Holding**, LLC, (“Developer”). Collectively, City and Turner are referred to as the “Parties” in this Agreement.

WITNESSETH:

WHEREAS, City is a municipal corporation and Charter City located in Greene County, Missouri, and

WHEREAS, Developer is a Missouri Limited Liability Company, and

WHEREAS, Developer is currently the owner of real property in the City of Republic commonly located at the at 7012 West Farm Road 170 and comprising approximately 48.5 acres, legally described in Exhibit A attached hereto and incorporated by reference into this Agreement, (“Property”), and is in the process of developing a residential subdivision on the Property, and

WHEREAS, in Ordinance 18-31, passed by Council on June 26, 2018, Developer’s Property was rezoned from Agricultural (AG) to High Density Single Family Residential (R1-H); and

WHEREAS, in Resolution 19-R-10, passed by Council on April 16, 2019, Developer’s Preliminary Plat for the Property known as the A’Vila Residential Subdivision (A’Vila)¹ consisting of approximately 139 lots was approved; and

WHEREAS, Developer has indicated its desire to phase the development of A’Vila by submitting Phase 1 of A’Vila to the City which consists of approximately 27 lots, described in Exhibit B attached hereto and incorporated by reference into this Agreement; and

WHEREAS, as indicated by the Preliminary Plat for A’Vila, and required under City Ordinances and the Transportation Plan, certain improvements must be completed upon the Property; and

WHEREAS, Developer has requested the City defer the required infrastructure construction by Developer of Talavera Avenue and a 10” water main extension along the northern property line adjacent to West Farm Road 170 from the western to the eastern boundary of the Property during Phase 1 of A’Vila, described in Exhibit C attached hereto and incorporated by reference into this Agreement (“Deferred Infrastructure”); and

¹ The Developer has indicated its intention to rename the subdivision from A’Vila to Oak Hills. For continuity with prior Ordinances and Resolutions, this Agreement will continue to use the name A’Vila for the subdivision.

WHEREAS, the City has agreed to allow Developer to defer the above-mentioned Talavera Avenue and 10" water line infrastructure construction during Phase 1 of Avila subject to the terms contained in this Agreement and approval by Council.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter set forth, the City and Developer agree as follows:

1. Ability to Contract: Developer warrants that it has the ownership interest in the Property required to enter into this Agreement and fulfill the terms contained herein.
2. Infrastructure:
 - a. Developer agrees all required infrastructure for the Property as required under City Ordinances, Rules and Regulations, the Transportation Plan, and shown the Preliminary Plat must be completed before any final plat is issued by the City unless modified by this Agreement or any subsequent Agreement.
 - b. City agrees to defer, during Phase 1 only of A'Vila, the requirement for Developer to construct the infrastructure of Talavera Avenue and a 10" water main extension along the northern property line adjacent to West Farm Road 170 from the western to the eastern boundary of the Property, described in Exhibit C subject to the terms of this Agreement.
 - c. Developer agrees this deferral of infrastructure in Paragraph 2(b) is only a deferral and not a waiver of the construction during Phase 1 subject to this Agreement. All required infrastructure of A'Vila still must be completed by Developer for A'Vila.
 - d. Nothing in this Agreement shall be construed as requiring the City to construct or pay for any of the Delayed Infrastructure or any infrastructure on the Property.
 - e. With the understanding between the Parties the infrastructure in Paragraph 2(b) is just a deferral of Developer's requirement to construct the Delayed Infrastructure during Phase 1 of A'Vila, the Parties agree the proportional share of the cost of the Deferred Infrastructure in Paragraph 2(b) shall be determined and as follows:
 - i. The A'Vila subdivision, as shown on the Preliminary Plat, will consist of 139 lots. Phase 1 of A'Vila, as shown in Exhibit B, will consist of 27 lots. Therefore, the proportional share of lots in Phase 1 will be 19.4% of the total lots of A'Vila as contained in the Preliminary Plat.
 - ii. Based upon data currently available and the estimated cost to construct the improvements at the time this Agreement is executed for the construction of Talavera Avenue adjacent to the east property line, running from northern to southern property lines is \$602,062.23. Therefore, 19.4% of this deferred infrastructure would be \$116,800.70.
 - iii. Based upon data currently available and the estimated cost to construct the improvements at the time this Agreement is executed for the construction of the 10" water main extension along northern property line/adjacent to West Farm Road 170 ROW, from western to eastern boundary of Property

is \$87,000.00. Therefore, 19.4% of this deferred infrastructure would be \$16,878.00.

- iv. The Parties agree the above costs are just estimated to determine the proportional cost of the improvements under this Agreement and do not bind either Party to those costs for the final construction of the Deferred Infrastructure in Paragraph 2(b) or any future agreements.
 - f. Developer agrees to secure through a letter of credit or other acceptable security (“Surety”) as approved by the City and as payable to the City, the proportional amounts of the Deferred Infrastructure contained in Paragraph 2(d), that being \$116,800.70 for Talavera Avenue and \$16,878.00 for the water main extension to be held by the City as security for the construction of these Delayed Improvements before any permits are issued for A’Vila.
 - g. The Surety shall be valid for a minimum period of four years with an additional redemption period of six months for the City to initiate, if necessary, the collection on the Surety.
 - h. Once the Deferred Infrastructure secured by this Agreement are completed in their entirety as determined by the City, not just the proportional share, and accepted by the City after inspection, the Surety shall be returned to Developer.
 - i. Should Developer fail to complete all the Deferred Infrastructure secured by this Agreement, not just the proportional share, within four years after the date of execution of this Agreement, the City shall have, at its sole decision the option to either:
 - i. Pursuant to an amended agreement, extend the Surety on a year-by-year basis to allow for the completion of the Deferred Infrastructure subject to this Agreement; or
 - ii. Return the Surety to the Developer. At no time will the City return the Surety to anyone other than the Developer; or
 - iii. Collect the full amount of the Surety for use by the City. Should the City elect to collect the full amount the Surety, the City shall be allowed to utilize the funds from the Surety to either complete the Deferred Infrastructure on the Property or use the funds for other infrastructure improvements in the City or a combination thereof as determined by the City.
3. Easements: Developer agrees to execute any easements and/or rights-of-way reasonably required by City in order to perform the work contemplated by this Agreement and in order for City to provide future maintenance on said work on the Property after the work is completed. Said easements will be provided by Developer to City at no cost and shall be made before the City commences work under this Agreement. City and Developer agree that City may need further easements and/or rights-of-way that allow for the extension of the Public Improvements contained in this Agreement. City and Developer agree to

negotiate in good faith to allow City to acquire further easements from Developer to extend the Public Improvements to adjoining properties in the future.

4. Conflict of Interest: No salaried officer or employee of the City, and no member of the City Council, shall have a financial interest, direct or indirect, in this Agreement. A violation of this provision renders this Agreement void. Any federal regulations and applicable provisions in Section 105.450 et seq., RSMo. shall not be violated.
5. Entire Agreement: This Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous written or oral agreements. This Agreement may not be modified or amended other than in writing as agreed to by the Parties.
6. Default by Developer and Termination: If through any cause, the Developer shall fail to fulfill in timely and proper manner Developer's obligations under this Agreement, become insolvent, or if Developer shall violate any of the covenants, agreements or stipulations of this Agreement, the City shall deliver written notice of the same to Developer and if such failure or violation is not cured within ten days thereafter (or such longer period of time as is reasonably necessary so long as Developer begins to cure such failure or violation within such ten-day period and thereafter diligently pursues the same to completion), the City shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If City elects to terminate under this provision, the City shall have to collect on the Surety as contained in Paragraph 2(i) even if the four-years have not occurred as contained in the Paragraph.
7. Default by City and Termination: If through any cause the City shall fail to fulfill in timely and proper manner City's obligations under this Agreement, become insolvent, or if City shall violate any of the covenants, agreements or stipulations of this Agreement, the Developer shall deliver written notice of the same to City and if such failure or violation is not cured within ten days thereafter (or such longer period of time as is reasonably necessary so long as City begins to cure such failure or violation within such ten-day period and thereafter diligently pursues the same to completion), the Developer shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If Developer elects to terminate under this provision, Developer shall be responsible to City for all of actual costs in the completion of the Delayed Improvements. Termination of this Agreement shall be the sole remedy for any default by City under this Agreement.
8. Jurisdiction and Venue: This Agreement shall be taken and deemed to have been fully executed and made by the Parties herein and governed by the laws of the State of Missouri for all purposes and intents. Venue under this Agreement or any disputes that come from it shall be in the Circuit Court of Greene County, Missouri.
9. Dispute: In the event that the City is the prevailing Party in any litigation arising out of or relating to this Agreement, the City shall be entitled to all reasonable attorneys' fees and expenses incurred.

10. Liability: Nothing in this Agreement shall be construed to create any liability on behalf of the City for any direct, special, indirect, liquidated, or consequential damages. Developer agrees that the type of work to be performed under this Agreement will cause damage to Developer's Property and Developer agrees that the City shall not be liable for any damages caused to the Property outside of that necessary to complete the Infrastructure contemplated by this Agreement.
11. Independent Contractor: The Parties to this Agreement are separate and independent from each other. This Agreement shall not be construed as creating any type of joint venture or partnership between the Parties.
12. Execution: The Parties agree that signatures transmitted by facsimile or scanned and emailed shall have the legal effect of original signatures. In addition to facsimile or scanned and emailed signatures, this Agreement may be executed by the Parties in accordance with the applicable version of the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act ("ESIGN"). The Parties hereto agree to conduct transactions by electronic means and hereby affirmatively consent to use electronic records to memorialize and execute this agreement and any alterations thereto. At the request of either Party, the Parties shall promptly exchange executed original counterparts of this Agreement or any amendment.
13. Survival: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns as provided in this Agreement. The Parties acknowledge and agree that the rights and benefits afforded Developer under this Agreement shall run with the Property and shall be enforceable by and for the benefit of any and all successor owners of the Property without further consideration to or consent by the City. The Parties acknowledge and agree that at the request of either Party, a memorandum of this Agreement shall be duly executed by the Parties and recorded in the real estate records of Greene County, Missouri; provided, however, this Agreement shall be binding and enforceable as between the City and any current or future owner of the Property without recording thereof.
14. Headings: The headings in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning thereof.
15. Whereas Clauses: The "Whereas" clauses stated above are incorporated herein by reference.
16. Assignment: This Agreement may not be assigned by any Party without the prior written consent of the other Parties.
17. Sovereign Immunity: In no event shall any language or requirement in this Agreement be construed as or constitute a waiver or limitation of City's defenses with regard to sovereign immunity, governmental immunity, or official immunity under federal or state constitutions, statutes, and/or laws.

18. Severability Clause: A determination of invalidity or unconstitutionality by a court of competent jurisdiction of any clause, sentence, paragraph, section or part, of this Agreement shall not affect the validity of the remaining parts to this Agreement.
19. Funds Deposit: Developer agrees that any funds remitted to City under this Agreement may be comingled by the City with other funds deposited by the City from other sources. Further, any funds remitted by the District will gain no interest and the City shall determine where said funds are to be deposited.
20. Contingent Upon Funds and Approval: This Agreement is contingent upon the City having sufficient funds available for the subject of this Agreement. Developer shall have no right of action against City in the event City is unable to perform its obligations under this Agreement as a result of insufficient funds. Further, this Agreement is subject to and conditioned upon approval by ordinance by the City Council.
21. Contract Documents: The Agreement shall consist of the following:
- a. This Agreement;
 - b. Exhibit A – Legal description;
 - c. Exhibit B – A’Vila Phase 1;
 - d. Exhibit C – Delayed infrastructure secured.
22. Notices: Any notice, request or demand provided for in this Agreement shall be deemed to have been given when the same shall have been personally delivered to the following offices or deposited in the United States Mail, Registered or Certified, with postage thereon prepaid as follows:

to the City: City of Republic, Missouri
 Attn: City Administrator
 213 North Main Street
 Republic, Missouri 65738

to Developer: Turner Residential Holding, LLC
 ATTN: Shawn Turner
 328 South Ave
 Springfield, MO 65806

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CITY OF REPUBLIC

David Cameron, City Administrator

Attest: Laura Burbridge, City Clerk

Approved as to Form:

Scott Ison, City Attorney

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit A

SOURCE OF DESCRIPTION: BOOK 2004 AT PAGE 057458-04. AND BOOK 2010 AT PAGE 044604-10

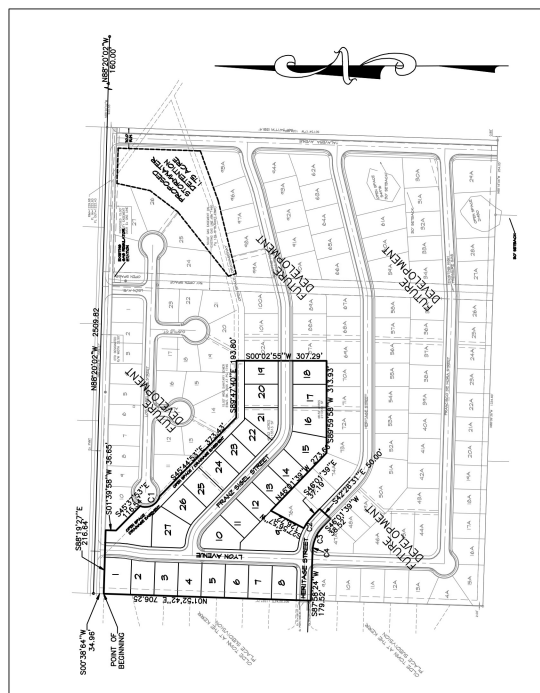
TRACT A:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) IN SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID NE1/4; THENCE N88°20'02"W, ALONG THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 160.00 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF TRACT 2 AS DESCRIBED IN BOOK 2004 AT PAGE 057458-04 IN THE GREENE COUNTY RECORDER'S OFFICE; THENCE N88°20'02"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 920.55 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE S01°54'17"W, A DISTANCE OF 1331.90 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NE1/4 OF THE NE1/4; THENCE N88°18'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 254.05 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID NE1/4; THENCE N88°09'36"W, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NE1/4, A DISTANCE OF 1334.60 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NE1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 17 IN OLDE TOWN AT THE KERR PLACE, A RECORDED SUBDIVISION IN GREENE COUNTY, MISSOURI; THENCE N01°52'42"E, ALONG THE WEST LINE OF SAID NW1/4 OF THE NE1/4, ALSO BEING THE EAST LINE OF SAID OLDE TOWN AT THE KERR PLACE, A DISTANCE OF 1327.77 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE NE1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OLDE TOWN AT THE KERR PLACE; THENCE S88°20'02"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE NE1/4 AND THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 1589.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 48.5195 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

OAK HILLS, PHASE I
A RESIDENTIAL SUBDIVISION IN
REPUBLIC, MISSOURI

OWNER/DEVELOPER
TURNER RESIDENTIAL HOLDING, INC.
328 SOUTH AVE.
SPRINGFIELD, MO 65806
SHAWN TURNER, PRESIDENT
PHONE: (417) 860-6674



PROJECT MAP
SCALE: 1" = 200'-0"

PROJECT: MA
SCALE: 1" = 200'-0"

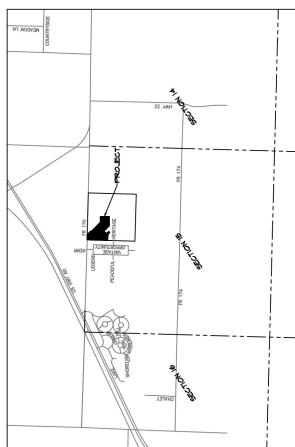
SHEET INDEX

COVER SHEET

- COVER SHEET
- PROJECT PLAN
- EROSION AND SEDIMENTATION CONTROL PLAN
- STORMWATER MANAGEMENT PLAN
- EROSION AND SEDIMENTATION CONTROL DETAILS
- TYPICAL ROAD SECTIONS AND DETAILS
- UTAH AVE. PLAN AND PROFILE.
- FRANZ SIGEL STREET PLAN AND PROFILE.
- ST. LOUIS ST. PLAN AND PROFILE.
- ST. LOUIS ST. TO STA 936+44
- STA 0+00 TO STA 946+12
- STATIONED BASIN 1 DRAINAGE CHANNEL PLAN & PROFILE
- DRAINAGE CHANNEL PLAN & PROFILE
- STATIONED ST. LOUIS ST. PROFILE
- ST. LOUIS ST. PLAN 0+00
- STA 0+00 TO STA 1+622.25
- DRAINAGE LINE 0+00 TO STA 0+05 PROFILE.
- LINE 5 STA 0+00 TO STA 1+682.22
- STORY LINE C. PLAN AND PROFILE.

GENERAL NOTES:

- [illegible]



LOCATION MAP
TOWNSHIP 28 NORTH, RANGE 23 WEST
SCALE 1"=2000'

DESCRIPTION OF PHASE 1:

[illegible]

CONSTRUCTION PHASE CURVE DATA					CHORD
NUMBER	RADIUS	DELTA	LENGTH	CH BEARING	
C1	50.00	98°35'20"	86.04	S28°45'50"E	75.81
C2	175.00	16°01'24"	48.94	S51°02'21"E	48.78
C3	125.00	36°21'27"	79.32	S64°12'23"W	78.00



Vandersluis
Engineering
Inc.



U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

REPUBLIC MISSOURI

OAK HILLS SUBDIVISION. PHASE 1

COVER SHEET

4/9/2020

RICHARD G. HARSHFIELD
P.E. UC # 26202



100

+00
PLAN & PROFILE
+07.85

RAINAGE CHANNEL

0.

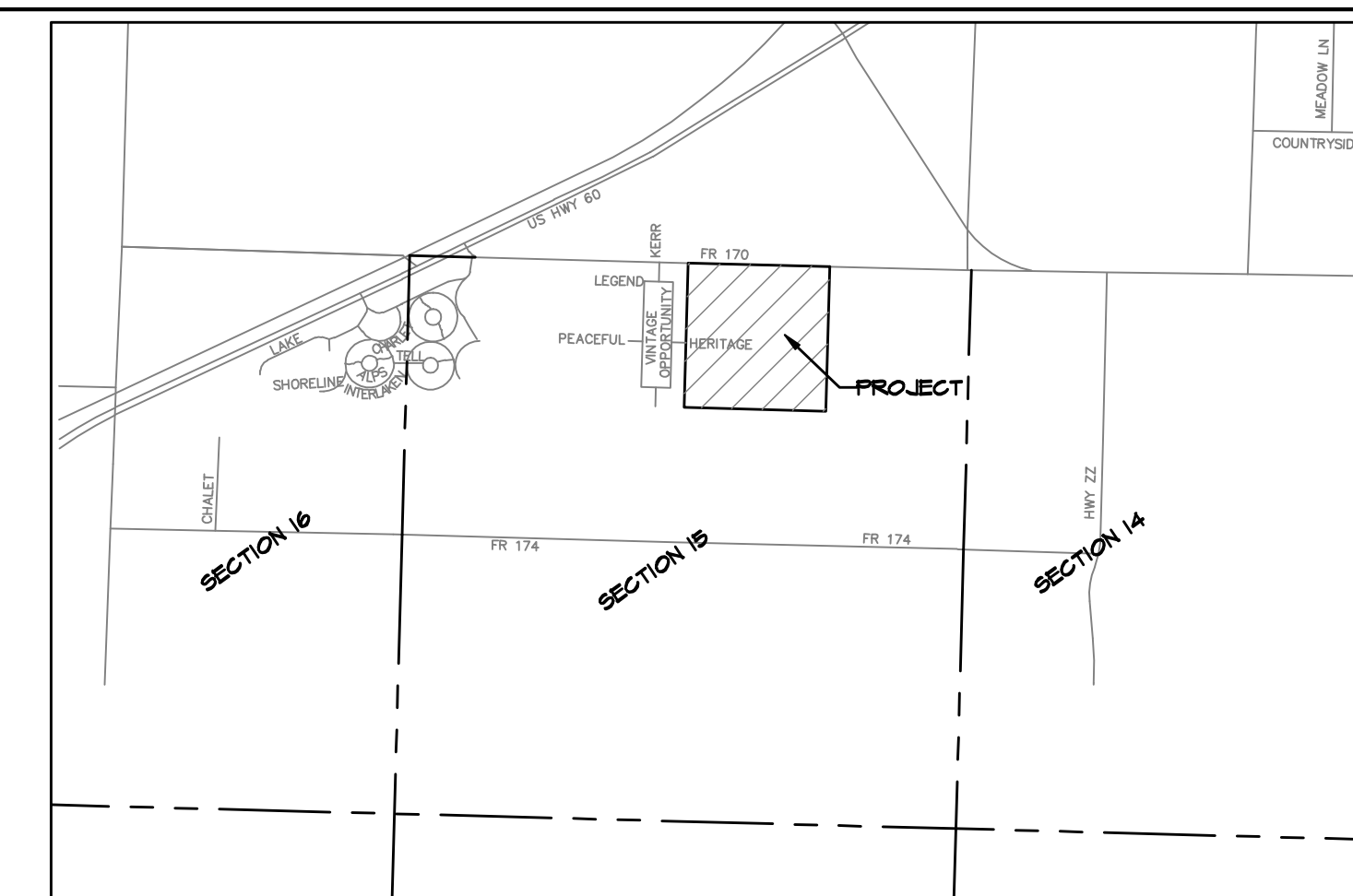
CURRENT ZONING
HIGH-DENSITY SINGLE
FAMILY RESIDENTIAL (RI-H).**LOT ANALYSIS:**

111 LOTS 8,000 SF MINIMUM
28 LOTS 1,000 SF MINIMUM
GROSS AREA: 47.44 ACRES
GROSS DENSITY: 2.93 DU / ACRE

PRELIMINARY PLAT OF A VILA A RESIDENTIAL SUBDIVISION IN REPUBLIC, MISSOURI

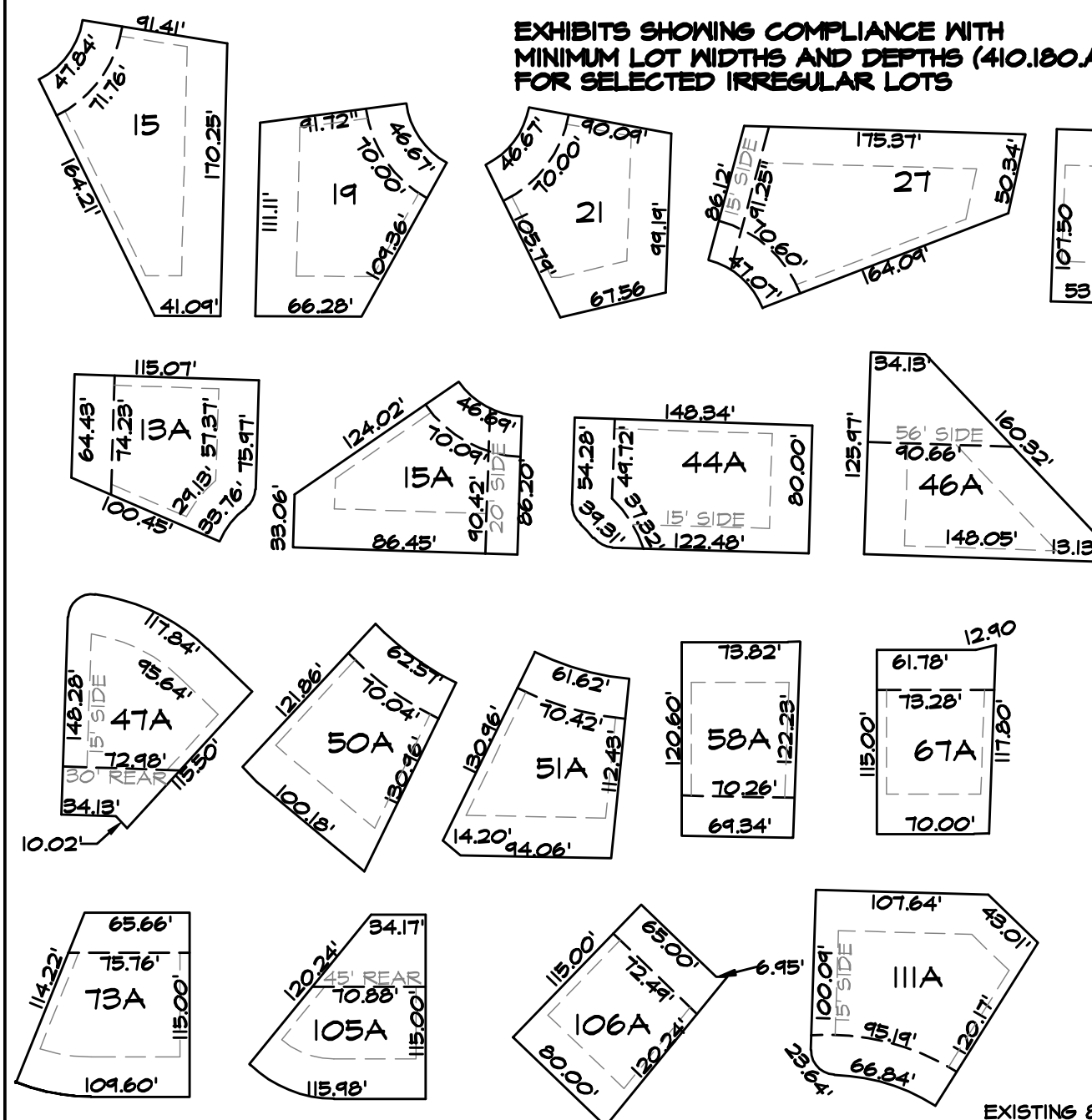
OWNER/DEVELOPER
TURNER RESIDENTIAL HOLDING, INC.
5189 S. NETTLETON AVE
SPRINGFIELD, MO 65810
SHAWN TURNER, PRESIDENT
PHONE: (417) 860-6674

1370 LINEAR FEET
10" WATERMAIN TO
BE SECURED



LOCATION MAP
TOWNSHIP 28 NORTH, RANGE 23 WEST
SCALE 1"=200'

**EXHIBITS SHOWING COMPLIANCE WITH
MINIMUM LOT WIDTHS AND DEPTHS (410.180.411)
FOR SELECTED IRREGULAR LOTS**



PHASE 1: 27/139 LOTS

1300 LINEAR FEET
COLLECTOR
STREET TO BE
SECURED

DESCRIPTION OF DEVELOPMENT:

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GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON
MO COORDINATE SYSTEM OF 1983
CENTRAL ZONE

ELEVATIONS

NOTE: ALL ELEVATIONS ARE BASED ON
BENCHMARK E 344
BEING: 1269.76'

LEGEND

- △ - CALCULATED POINT
- - FOUND EXISTING IRON PIN.
- - FOUND EXISTING STONE AS NOTED.
- - SET PERMANENT MONUMENT.
- N - NORTH S - SOUTH E - EAST W - WEST
- BSL - BUILDING SETBACK LINE DRAIN - DRAINAGE
- U&D - UTILITY AND DRAINAGE ESMT - EASEMENT
- U.E. - UTILITY EASEMENT

LOT AREA TABLE

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	4076	41	4076
2	4076	42	4076
3	4076	43	4076
4	4076	44	4076
5	4076	45	4076
6	4076	46	4076
7	4076	47	4076
8	4076	48	4076
9	4076	49	4076
10	4076	50	4076
11	4076	51	4076
12	4076	52	4076
13	4076	53	4076
14	4076	54	4076
15	4076	55	4076
16	4076	56	4076
17	4076	57	4076
18	4076	58	4076
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20	4076	60	4076
21	4076	61	4076
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23	4076	63	4076
24	4076	64	4076
25	4076	65	4076
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27	4076	67	4076
28	4076	68	4076
29	4076	69	4076
30	4076	70	4076
31	4076	71	4076
32	4076	72	4076
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34	4076	74	4076
35	4076	75	4076
36	4076	76	4076
37	4076	77	4076
38	4076	78	4076
39	4076	79	4076
40	4076	80	4076
41	4076	81	4076
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43	4076	83	4076
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143	4076	183	4076
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145	4076	185	4076
146	4076	186	4076
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151	4076	191	4076
152	4076	192	4076
153	4076	193	4076
154	4076	194	4076
155	4076	195	4076
156	4076	196	4076
157	4076	197	4076
158	4076	198	4076
159	4076	199	4076
160	4076	200	4076

CONSTRUCTION / PLATTING PHASING NOTE:

THE DEVELOPER REQUESTS THAT FLEXIBLE MULTI-PHASING OF THE DEVELOPMENT BE ALLOWED. FLEXIBLE MULTI-PHASING WOULD ALLOW THE RATE OF DEVELOPMENT TO RESPOND TO MARKET CONDITIONS. TO ACCOMPLISH THIS, THE DEVELOPER REQUESTS THAT THE SCOPE OF EACH PHASE BE SUBJECT TO THE REVIEW AND APPROVAL OF CITY STAFF AT THE BEGINNING OF THE INFRASTRUCTURE PLAN REVIEW. THIS METHOD WILL INSURE THAT THE INFRASTRUCTURE REQUIRED TO SUPPORT EACH PHASE OF THE DEVELOPMENT WILL BE CONSTRUCTED IN A LOGICAL SEQUENCE.

OPEN SPACE OWNERSHIP/MAINTENANCE NOTE:

ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A DULY AUTHORIZED HOME OWNERS' ASSOCIATION. SAID ASSOCIATION SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PLATTING OF THE FIRST PHASE.

SETBACK NOTE:

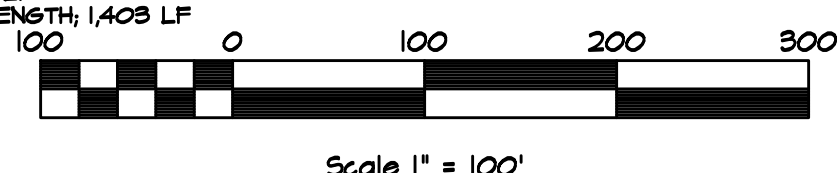
FRONT YARD SETBACK: 25 FEET
SIDEYARD SETBACK: 6 FEET
REAR YARD SETBACK: 25 FEET
SIDE YARD AT INTERSECTION: 15 FEET
UNLESS NOTED OTHERWISE.

BLOCK NOTE:

AREVALO STREET BLOCK LENGTH: 1306 LF
HERITAGE STREET BLOCK LENGTH: 1472 LF
FRANCISCO DE MORA STREET BLOCK LENGTH: 1408 LF

PRELIMINARY PLAT

SCALE: 1" = 100.0'

**CONTOUR NOTE:**

EXISTING CONTOURS ARE 1' INTERVALS.

WATERMAIN NOTE:

ALL WATERMAINS ARE 8" IN DIAMETER, UNLESS NOTED OTHERWISE.

SANITARY SEWER NOTE:

ALL SANITARY SEWER PIPING SHOWN IS 8" IN DIAMETER. ALL MANHOLES ARE STANDARD 4' ID DIAMETER.

STREET WIDTH NOTE:

STREET WIDTHS MEASURED FROM BACK OF CURB TO BACK OF CURB ARE AS FOLLOWS:

MEADOW STREET: 52 FEET
STONE STREET: 52 FEET
LEGEND STREET: 52 FEET
AVILA AVE: 52 FEET
LEXINGTON AVE: 52 FEET
FRANKLIN AVE: 52 FEET
CUL-DE-SAC: 80 FEET DIAMETER

Vandersluis Engineering Inc.
P.O. Box 10565
Springfield, MO 65808
Phone: 417-869-4141

MO. CERT OF AUTHORITY:
E-1536-D

A VILA A RESIDENTIAL SUBDIVISION PRELIMINARY PLAT

SURVEY BY:	DESIGN BY:	SCALE:	SHEET
MACKAY	RGH	NOTED	1
PROJ. #	DRAWN BY:	HOR.	OF
17-052	RGH	VERT.	1
DATE	CHECKED BY:	DWG.	FILE NO.
01/18/19	RGH	P. PLAT	

